

4025 ROBLIN BOULEVARD

Potential Multi-Family Development Stakeholder Meeting

January 26th, 2021



Overview

- **Who Are We?**
- **What Would We Like To Do?**
- **Planning Context**
- **Stakeholder Engagement**
- **What We Heard**
- **Preferred Design Concept**
- **Next Steps**

Who are we?



Landmark Planning & Design has been retained to lead this engagement and planning process on behalf of Roblin Premiere Developments. Today we will provide a project update, introduce the preferred design concept, and respond to feedback from the first two rounds of meetings. We would also like to receive your input and address any concerns or questions you may have.

Roblin Premiere Developments, led by Daniel Serhal, is the developer for this proposal.



Affinity Architecture is the Architect for this project.

Site Context

The roughly 5-acre site is located at the northwest intersection of Roblin Blvd and the William R. Clement Parkway:

Northern boundary:

- 4025 Roblin Blvd. Condominiums

Eastern boundary:

- City Land and William R. Clement Pkwy.

Southern boundary:

- City Land and Roblin Blvd.

Western boundary:

- McQuaker Dr.



Site Context



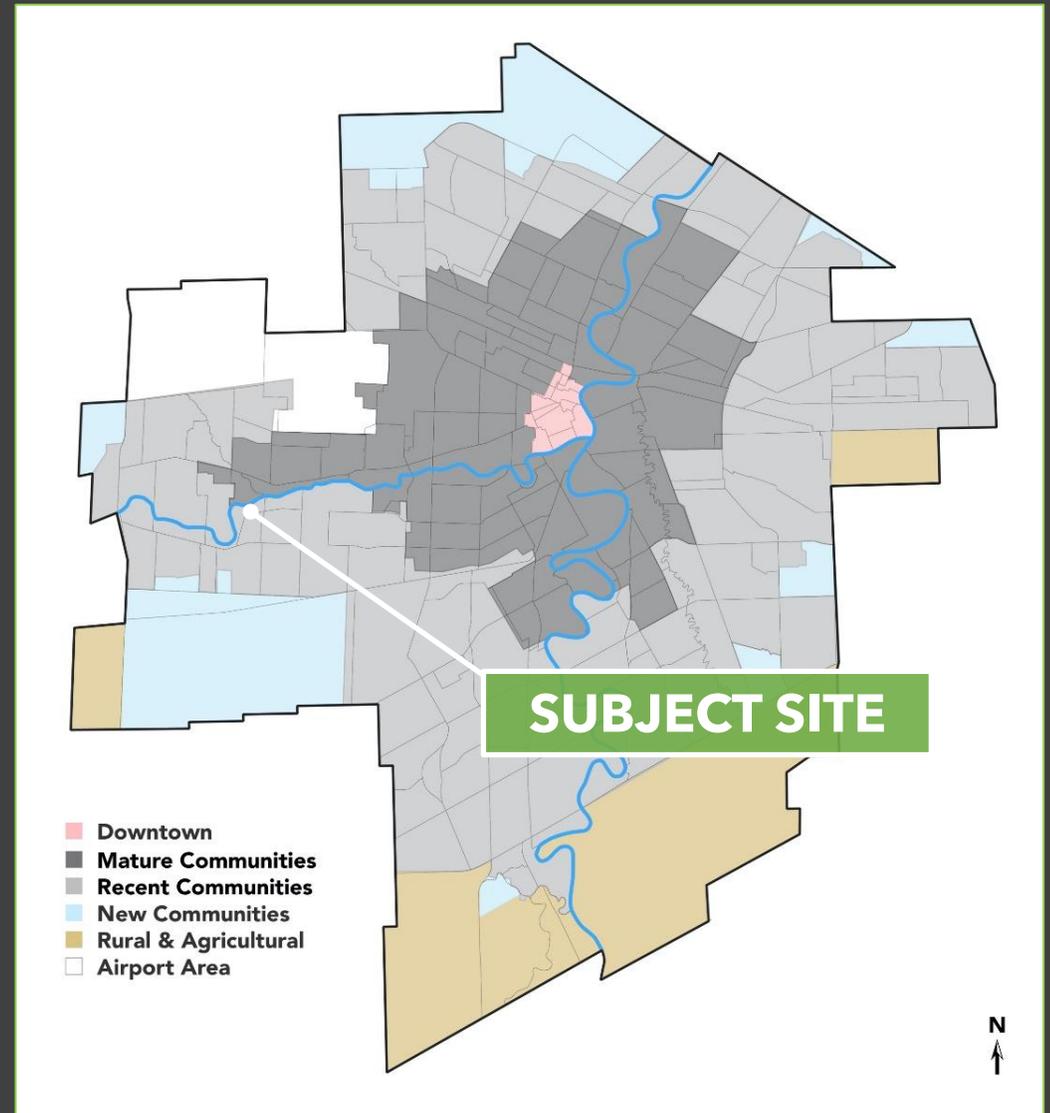
4025 ROBLIN BOULEVARD

OurWinnipeg Planning Context

OurWinnipeg is the overall development plan for Winnipeg. Every piece of land in the City is designated for some form of land use.

OurWinnipeg designates this area of town as a "Recent Community". The plan describes Recent Communities as:

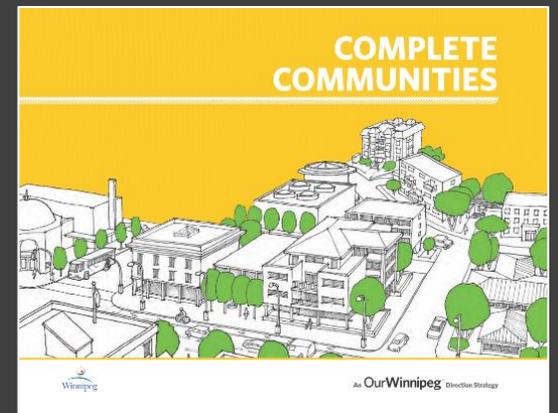
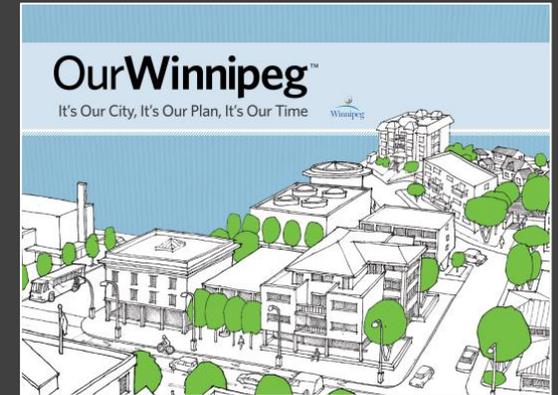
- Winnipeg's suburbs, mostly developed after the 1950s. They are primarily residential areas and contain a mix of low and medium density housing with nearby retail amenities. The road network is a blend of modified grid and curvilinear.
- Can also accommodate some infill development to increase housing choice, increase options for 'aging in place', and to maximize the use of existing infrastructure.



OurWinnipeg Planning Context

Within these planning documents, there are several objectives and policies that support or promote a project like this one:

- Provide a range of housing options to *accommodate various incomes, household types, abilities, and stages of life*
- Promote *compact urban form* and manage the extension of municipal services for new growth
- Enable the *intensification of land-uses* through the development application process
- Concentrate higher density development at major intersections
- Support new developments that are contiguous with existing developments to *minimize the spatial use of land* and the extension of services
- Support the creation of a *range of sizes, forms and tenures of housing*
- Support *contextually-sensitive infill development* that builds complete and inclusive communities in a manner that *recognizes the existing form and character* of its location.



Zoning Context



The subject lands are currently zoned as Residential Multi-Family - Small (RMF-S), while the homes to the west are zoned as Residential Single-Family Large (R1-L).



Example Developments

Affinity Architecture has been involved in several high-quality multi-family developments in the recent past, including many geared towards the 55+ demographic. Here are a few recent examples of their work:



The Link [757 Sterling Lyon Pkwy]



Bonavista [1590 Warde Ave]



Roblin Grove [5429 Roblin Blvd]

4025 ROBLIN BOULEVARD



Halo [3015/3025 Pembina Hwy]

Height in Charleswood

There are examples of taller buildings elsewhere in Charleswood, including:



Traffic Study - Scenarios

MORR, a local traffic engineering firm, was retained to undertake a traffic impact assessment. Three scenarios for access were examined, as per requirements of the Public Works Department:

- Access to Roblin Boulevard only
- Access to Roblin Boulevard plus a full access to McQuaker Drive
- Access to Roblin Boulevard plus an exit only to McQuaker Drive



Traffic Study - Results

While the traffic study is still being finalized, preliminary results show:

- No issues with any of the above options for the morning 'peak hour'.
- In the afternoon peak period, the existing access functions adequately and sightlines are not considered to be an issue. Changes on Roblin Boulevard are recommended.
- If no connection is made between the development and McQuaker Drive, it is recommended that westbound U-turns be prohibited at McQuaker Drive and enabled at Oakdale Drive.
- Oakdale Drive changes would include a physical narrowing of the south boulevard on Roblin Boulevard immediately east of Oakdale Drive, to allow for a better U-turn movement.
- The analysis found that the intersection level of service at Roblin/Oakdale is projected to be acceptable per City of Winnipeg guidelines with the addition of a U-turn.

Traffic Study - McQuaker Drive

Roblin Boulevard Access Only:

- McQuaker Drive southbound currently (pre-COVID) has a calculated average delay of about 20 seconds per vehicle in the afternoon peak and a queue of about one vehicle length or less, 95% of the time.

Roblin Boulevard and McQuaker Drive Access:

- The addition of an access to McQuaker Drive would increase the average delay from 20 seconds to about 35 seconds. 95 percent of the time the line up in this scenario would be one or two vehicles.

4025 ROBLIN BOULEVARD



Shadow Study

- In the earlier rounds of stakeholder meetings, residents expressed concerns about the impacts of shadows. The Project Team committed to undertaking a shadow study.
- The shadow study explores the impact of shadows at three different times of year (Summer Solstice; Spring and Fall Equinox) and four different times of day (9AM, 12PM, 3PM, and 6PM).
- The City of Winnipeg assesses the results of shadow impact studies as part of their evaluation of rezoning applications. Based on the preliminary results, the study meets the City's guidelines for continuous hours of daylight.
- The shadow effects are illustrated on the following slides:

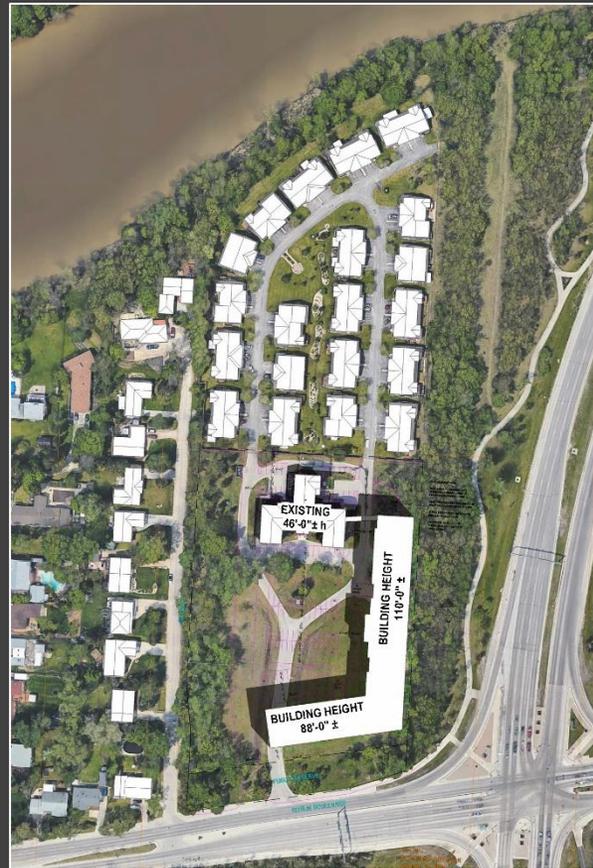
Shadow Study - Summer

SUMMER 9AM

SUMMER 12PM

SUMMER 3PM

SUMMER 6PM



4025 ROBLIN BOULEVARD



Shadow Study - Spring and Fall

SPRING/FALL 9AM

SPRING/FALL 12PM

SPRING/FALL 3PM

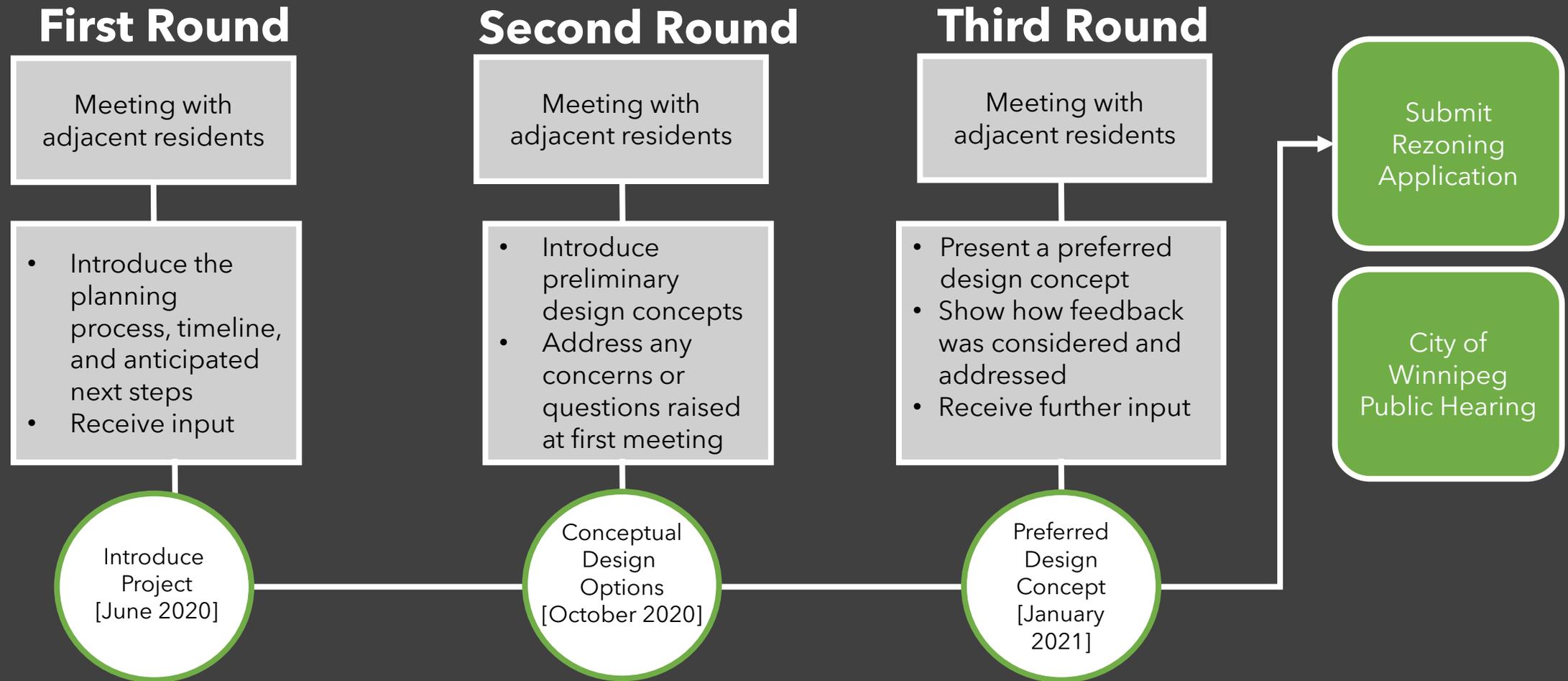
SPRING/FALL 6PM



4025 ROBLIN BOULEVARD



Public Consultation and Stakeholder Engagement



What We Heard

During the adjacent resident meetings, a few key concerns were raised by nearby residents and stakeholders. The project team has worked to address these concerns in the preliminary design concepts.

Stakeholder Topic	Response
Traffic Congestion and Access onto Roblin	<ul style="list-style-type: none">• A traffic study was undertaken to assess potential impacts• The preliminary results of the traffic study show that from a traffic engineering perspective, the site will function adequately• Certain modifications are recommended (see Slide 11)• The City of Winnipeg Public Works department will consider traffic in its evaluation of the rezoning application
Property Values	<ul style="list-style-type: none">• Research indicates that new developments generally don't negatively impact property values of existing homes once construction is complete

What We Heard

Stakeholder Topic	Response
Seniors Housing	<ul style="list-style-type: none">• The proposed development would be geared towards those aged 55+• A portion of the building would be designated for Assisted Living• Seniors-oriented amenities would be incorporated (e.g. spa, fitness centre, sauna, putting green, dining area, on-site massage therapist, on-site nurse, etc.)
Building Height, Privacy, and Views	<ul style="list-style-type: none">• The building has been located as far from the existing homes as possible, along the east property line and in the southeast corner of the site• The existing treed areas on all sides would provide a visual buffer to help mitigate privacy concerns
Pathway Connections and Public Access to the River	<ul style="list-style-type: none">• The proposed development would be connected to the existing sidewalk and active transportation network
Trees and Greenspace	<ul style="list-style-type: none">• Trees are a valuable amenity, and the preferred design concept minimizes the impacts to the on-site tree canopy• The Project Team will retain an arborist to prepare a tree protection plan• Trees provide an important buffer between the proposed development and existing residents

What We Heard

Stakeholder Topic	Response
Impacts to Wildlife	<ul style="list-style-type: none">• Wildlife (particularly deer) would continue to co-exist with the proposed development, as they do throughout Charleswood
Parking	<ul style="list-style-type: none">• The Zoning By-law requirement for on-site parking has been exceeded• Ample visitor parking will help alleviate concerns regarding on-street parking availability along McQuaker Drive
Aesthetics	<ul style="list-style-type: none">• Affinity Architecture has been retained to design a high-quality development, and has produced preliminary renderings• The development will feature a mix of colours, materials, and articulation• The Oddfellows Home will be integrated into the design

What We Heard

Stakeholder Topic	Response
Condo Access to Utilities and Emergency Services	<ul style="list-style-type: none">• Assiniboine Links access to Roblin would continue to be provided via the site, as will emergency access• Garbage and recycling services for condo owners would continue as they do now
Heritage and Historic Value	<ul style="list-style-type: none">• During the first two rounds of meetings, several stakeholders noted their desire to see the existing Odd Fellows Home preserved• The preferred concept incorporates the existing Odd Fellows Home into the design
Drainage	<ul style="list-style-type: none">• Land drainage will need to be addressed through a servicing study• New development will not be permitted to negatively impact existing development in terms of water run-off

Planning Considerations

As with any planning process, the project team will need to consider a variety of factors in the development of concepts and evaluation of those concepts. These include:

- Resident and Stakeholder Input
- Setbacks and Privacy
- Parking
- Connectivity
- Trees and Greenspace
- Market Considerations
- Servicing Constraints
- Traffic Considerations
- Other matters as they arise

City of Winnipeg Feedback

- As part of the planning process, the Project team initiated an informal circulation (pre-application) with the City of Winnipeg.
- Through this process, various City of Winnipeg Departments provided their feedback, including:
 - They were generally supportive of the proposed design concept
 - The proposed density would be appropriate for this location
 - A context sensitive site design would be required
 - The preservation of existing trees along the west property line was encouraged
 - Setback distances were generally acceptable
 - The Public Works Department required the Project Team to examine the potential addition of the McQuaker Drive access as part of the Traffic Impact Assessment
 - Transit was supportive of density at this location

Previous Site Plan Layouts

CONCEPT #1



CONCEPT #2



CONCEPT #3



4025 ROBLIN BOULEVARD

Preferred Design Concept

The preferred design concept is a refinement of previous Concept #2 . This concept eliminates all buildings along the west property line and preserves existing tree buffer.

Key Features:

- One building - 10-storeys along the east property line and 8-storeys along Roblin Blvd
- Preservation of forest and greenspace along the McQuaker Drive frontage
- An approximately 130-foot setback between the west property line and the closest building façade, and more than 350 feet between the 10-storey portion and the nearest home on McQuaker Dr.
- A 99' setback between the north façade and the north property line, including a treed buffer between the parkade ramp and the property line
- 229 units [including the units in the existing Odd Fellows Home]
- More than 1.5 parking stalls per unit, exceeding the Zoning By-law requirement
- Preservation of the existing Odd Fellows Home

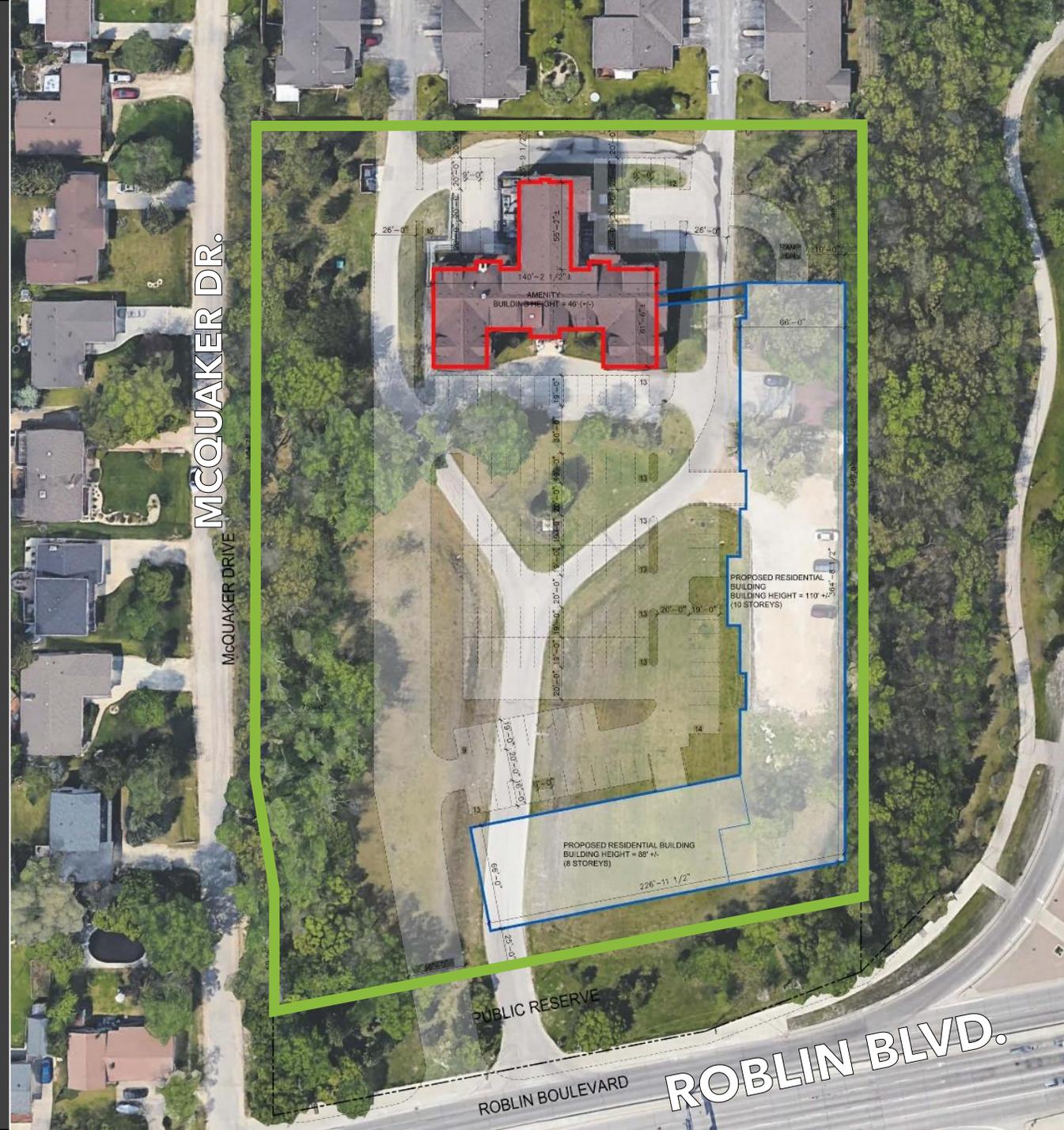
Preferred Design Concept - Site Plan

4025 ROBLIN BOULEVARD



Preferred Design Concept - Site Plan

4025 ROBLIN BOULEVARD



Preferred Design Concept - 3D Rendering



View Looking Southeast from the Subject Site.

Preferred Design Concept - 3D Rendering



View Looking East from McQuaker Dr.

Preferred Design Concept - Street View



View From Roblin Blvd. Looking Northeast

Preferred Design Concept - Street View

31



View From Condos at Roblin Blvd. Looking South

Preferred Design Concept - Street View



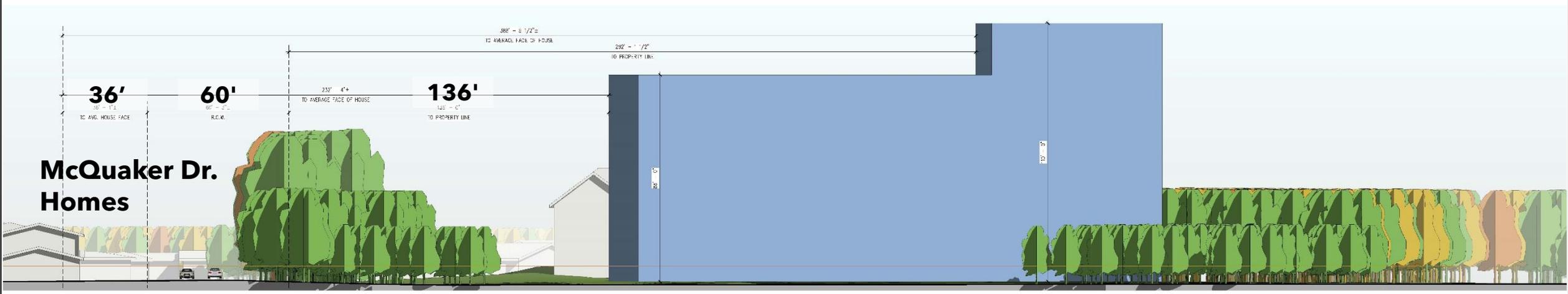
View From McQuaker Dr. Looking Northeast

Preferred Design Concept - Street View

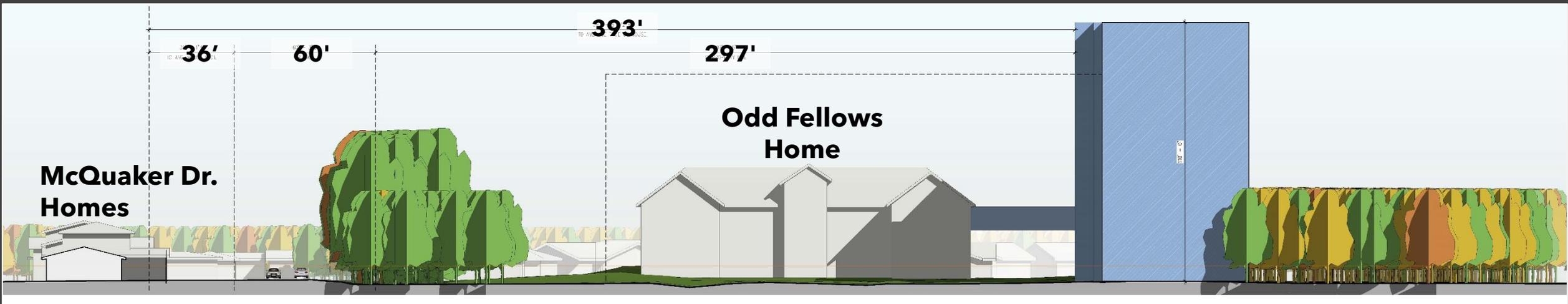


View From McQuaker Dr. Looking Southeast

Preferred Design Concept - Cross Sections



Cross Section looking North from Roblin Blvd.



Cross Section looking North

Next Steps

The next steps in the planning process will include:

- Review comments and feedback
- Continue working with City Departments
- Complete due diligence (including finalizing the traffic study and preparing a servicing study)
- Submit rezoning application (likely in February 2021)

Thank You! Questions?

If you have any questions, comments or would like to further discuss the project please contact:

Donovan Toews, RPP, MCIP or Brendan Salakoh, RPP, MCIP

info@landmarkplanning.ca

204-453-8008

Please fill out a comment sheet at:

<https://www.surveymonkey.com/r/4025Roblin-Round3>