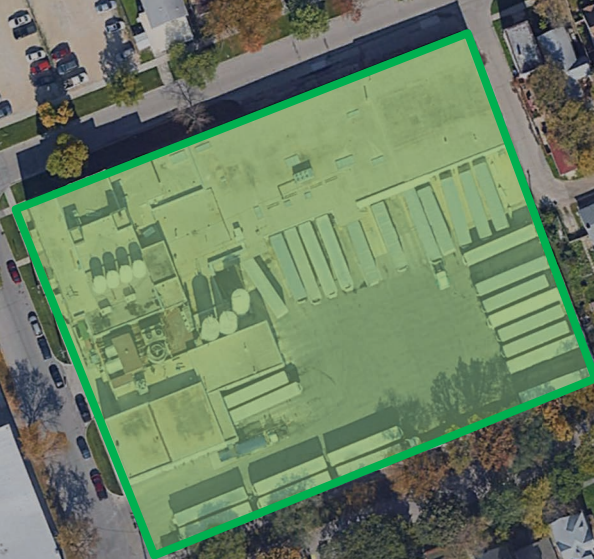


738 Rue St. Joseph

Stakeholder Meeting #2

November 19th, 2020



Overview

- Who are we?
- What would we like to do?
- Planning Context
- Engagement Process
- What We Heard – Round 1
- Design Concepts
- Next Steps
- Questions?

Who are we? What would we like to do?

Edison Properties, a local developer with many multi-family developments in Winnipeg, is currently working towards an application to rezone land so that it can eventually be developed as multi-family housing. Edison recognizes that nearby residents and stakeholders may be interested in the redevelopment of this parcel.



Landmark Planning & Design has been retained to lead this engagement process and planning process. We would like to receive your input, and address any concerns or questions you may have.



MMP Architects has been retained to prepare the preliminary design concepts, as well as the final building designs.



Site Context



The ~2.1-acre site is located at 738 Rue St. Joseph:

- Eastern boundary: Rear Lane and Single Family House
- Southern boundary: Rue Notre Dame
- Western boundary: Rue St. Joseph
- Northern boundary: Rue La Verendrye

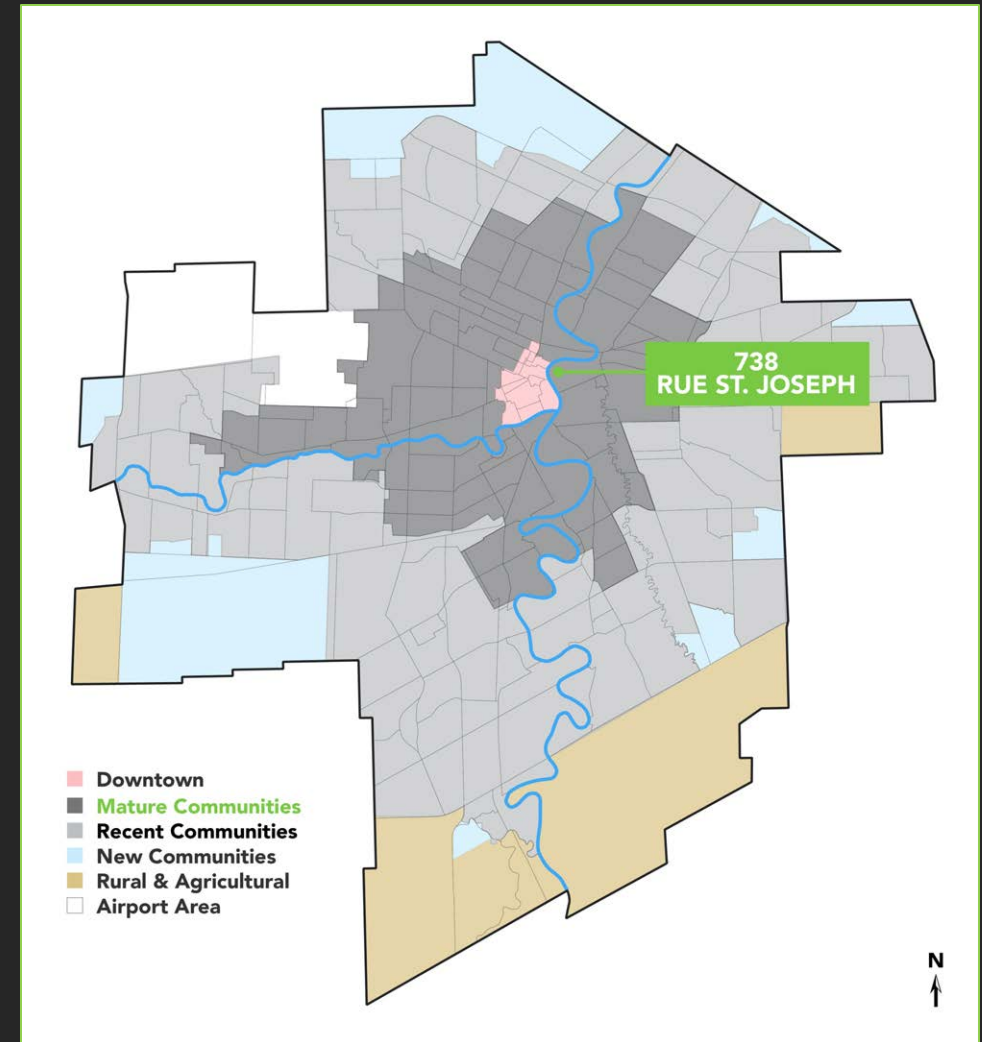


Our Winnipeg – Planning Context

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 “Mature Community”. The plan describes Mature Communities as:

- Winnipeg’s early suburbs, mostly developed before the 1950s. Key features are a grid road network with back lanes and sidewalks, varying densities, and a fine grained mix of land uses along commercial streets. Many of these communities have a full range of municipal services.
- These communities present some of the best opportunities for infill development.



Our Winnipeg – Policy Context

These are policies that support or promote a project like this one:

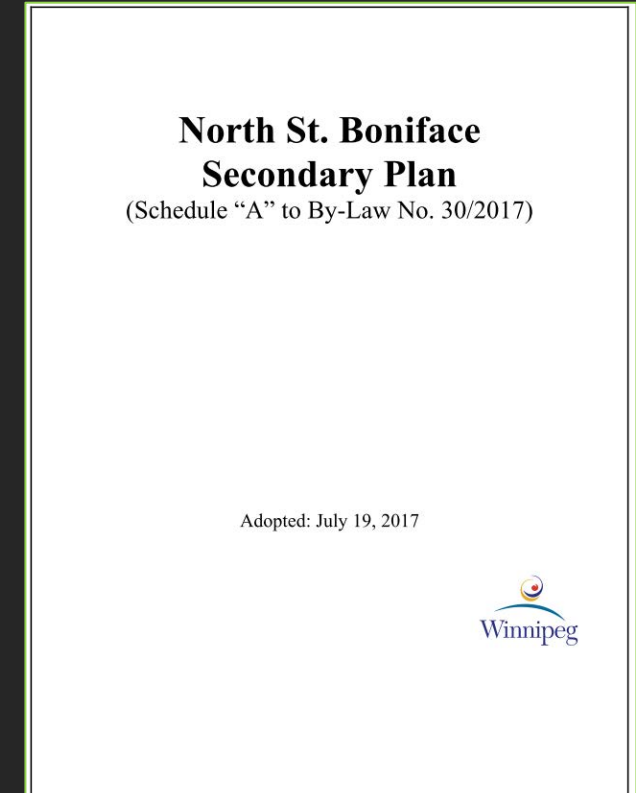
- Provide a range of housing options to *accommodate various incomes, household types, abilities, and stages of life*
- Promote *compact urban form* and manage the extension of municipal services for new growth
- Enable the *intensification of land-uses* through the development application process
- Accommodate intensification within existing communities in a sensitive manner that *recognizes the existing form* and the character of its location
- Support *contextually-sensitive infill development* that builds complete and inclusive communities



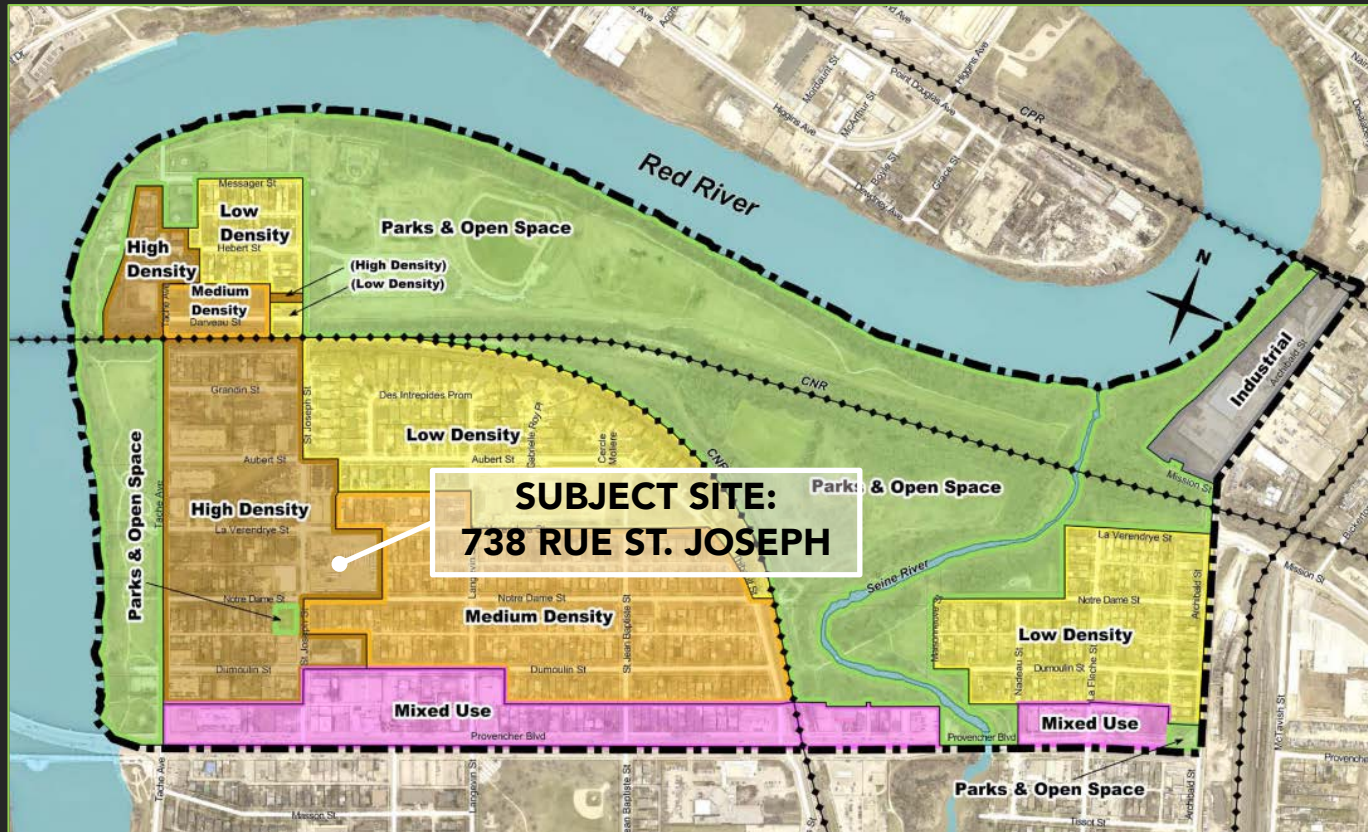
North St. Boniface Secondary Plan – Policy Context

The vision and supporting objectives of the *North St. Boniface Secondary Plan* include:

- Provide a mix of densities
- Develop a more “complete community”
- Provide a range of housing options
- Promote residential densities that support a safe and liveable community
- Design pedestrian-oriented buildings
- Accommodate a range of incomes, households, types, densities and tenures
- Minimize the spatial use of land
- Transition out industrial uses



North St. Boniface Secondary Plan – Policy Context



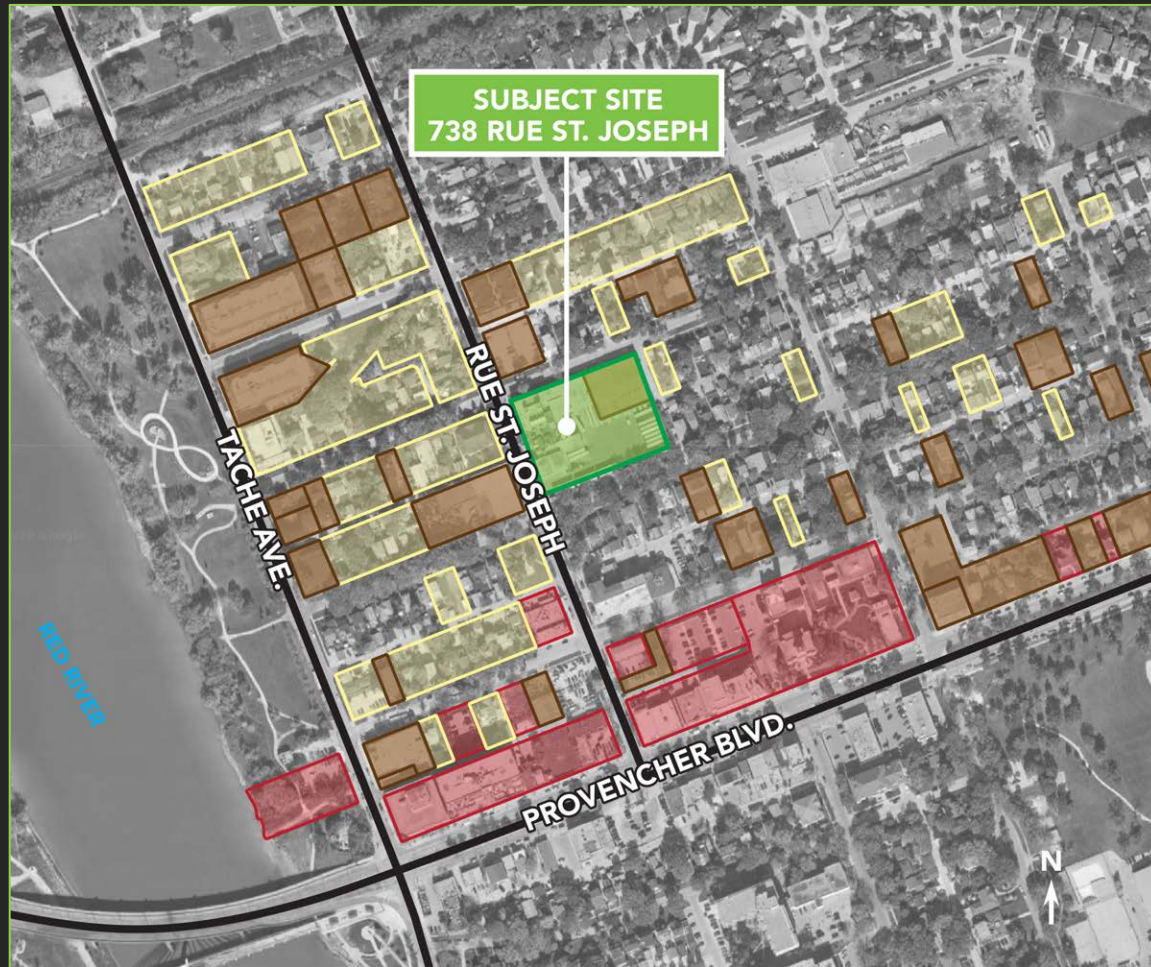
- The subject site is located within the **High Density Policy Area** of the Secondary Plan
- This Policy Area can accommodate higher density multi-family development that has a strong interface with the street

North St. Boniface Context




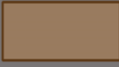

- The area has slowly been transitioning out industrial uses
- The area has seen some multi-family development in the last 10 years
- There has been a market desire for rental housing
- Additional residents can support local retail, services, and schools

Multi-Family Zoning Context



- The project team will likely seek to rezone this parcel as residential multi-family large (RMF-L)

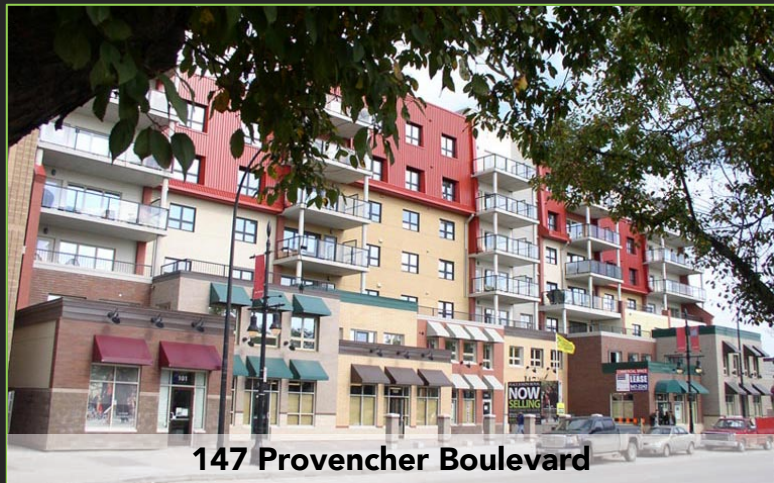
LEGEND

	Residential Two-Family (R2)
	Residential Multi-Family (RMF)
	Commercial (C1 and C2)

Multi-Family Context



- This slide illustrates several multi-family developments that have been built in North St. Boniface over the past 15 years



Transit Service

The site is serviced by five Winnipeg Transit routes that are within a three-minute walk:

- Route 56
- Route 10
- Route 43
- Route 49
- Route 50



Public Consultation & Stakeholder Engagement



What We Heard in Round 1

At the first round of meetings, a few key comments and concerns were raised by nearby residents and stakeholders. The project team has worked to address these concerns in the preliminary design process. The team is open to other ideas as they may arise.

Traffic and Access

- Each concept has different site access options, including from the public lane, and from adjacent streets
- A traffic study is being initiated in order to assess potential impacts; pedestrian safety will be a key consideration
- The City of Winnipeg Public Works department will consider traffic in its evaluation of the rezoning application

Property Values

- Research has shown that new developments generally do not negatively impact property values of existing homes
- A new residential building may be considered an improvement over an abandoned and vacant industrial parcel

What We Heard in Round 1

Building Height

- Some stakeholders noted that they did not want to see a high-rise tower built; others noted that they would like building heights to taper down from Rue St. Joseph
- Several options have been developed; height is a consideration in the evaluation process

Parking

- A parking analysis, using the City of Winnipeg's methodology, will be undertaken to assess potential impacts to on-street parking
- The concepts include a mix of underground parking and surface parking, the latter of which will allow for visitor parking stalls
- The design team is considering incorporating spots for utility vehicles and moving vehicles, to supplement parking capacity on adjacent streets

What We Heard in Round 1

Building Aesthetic

- An architect has been retained, and has developed preliminary design concepts
- Once a preferred option is selected, the architect will refine the concept into a high quality design with a mix of colours, materials, and articulation
- A City of Winnipeg 'Design Review' is required for new buildings in this area, which will help ensure the final design fits the existing context
- The architect is considering ways to incorporate local heritage and character; the project team is open to suggestions

Sightlines and Shadows

- Shadow studies will be undertaken as part of the next phase of due diligence
- The project team will work to meet City of Winnipeg criteria for shadow impacts

What We Heard in Round 1

Noise and Disruption

- As with any major construction project, there is potential for intermittent noise impacts
- Construction is temporary, and many of the noisiest components (e.g. piling) only last a few weeks
- Contractors would be required to meet City of Winnipeg Noise By-law regulations and standards (e.g. building only during approved hours)

Tenure Type and Unit Type

- Some noted the need for rental housing in the area (the development is being proposed as rental)
- Some noted the need for family housing (e.g. a mix of unit sizes); the proposed development would have a mix of unit types and sizes
- Some noted that they would like to see higher-end housing, while some noted they would like to see affordable or co-op units; the development would feature market-rate rents

What We Heard in Round 1

Safety

- Generally speaking, a building filled with residents will likely provide a feeling of safety versus a vacant, fenced lot

Infrastructure Capacity

- Some asked whether the sewer system could support further development in the area
- Servicing must be dealt with at the developers' cost and cannot negatively impact existing sewer hook ups
- The City of Winnipeg ensures that capacity is not an issue as part of the development approval process

Local Amenities

- Some stakeholders noted that they would like to see community amenities included in the design
- The project team is considering including community amenity space as part of the design

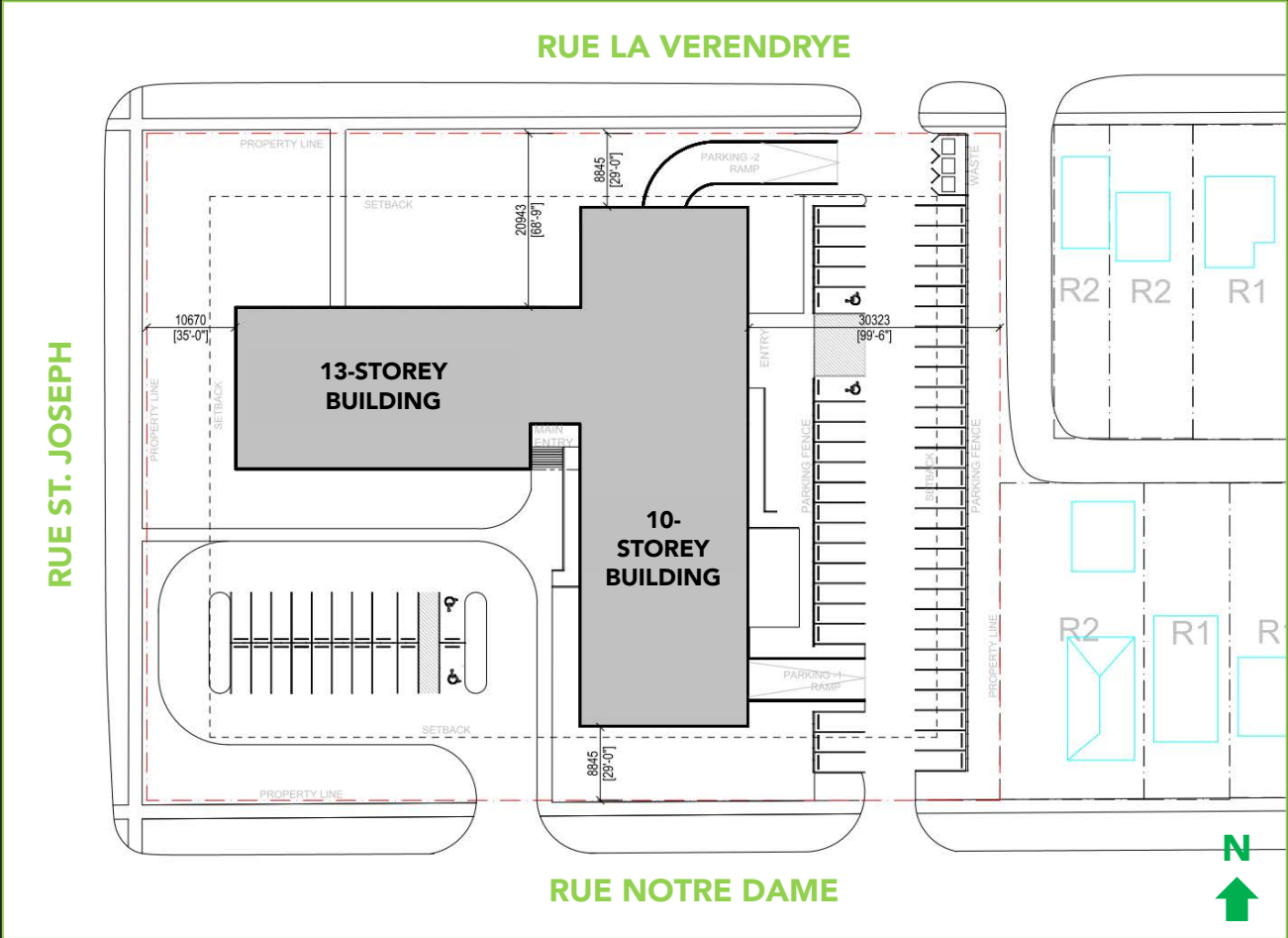
Design Concepts

- The project team has developed three preliminary design concepts, each with unique aspects and features. The three preliminary design concepts are illustrated on the following slides:
 - A two-wing, 13-storey option
 - A two-building, 8-storey option
 - A U-shaped building, of varying heights
- The preliminary design concepts represented are not final building designs. They are early sketches in order to illustrate potential size, massing, and context of a variety of options. Once a preferred concept is chosen, it will be developed in more detail.

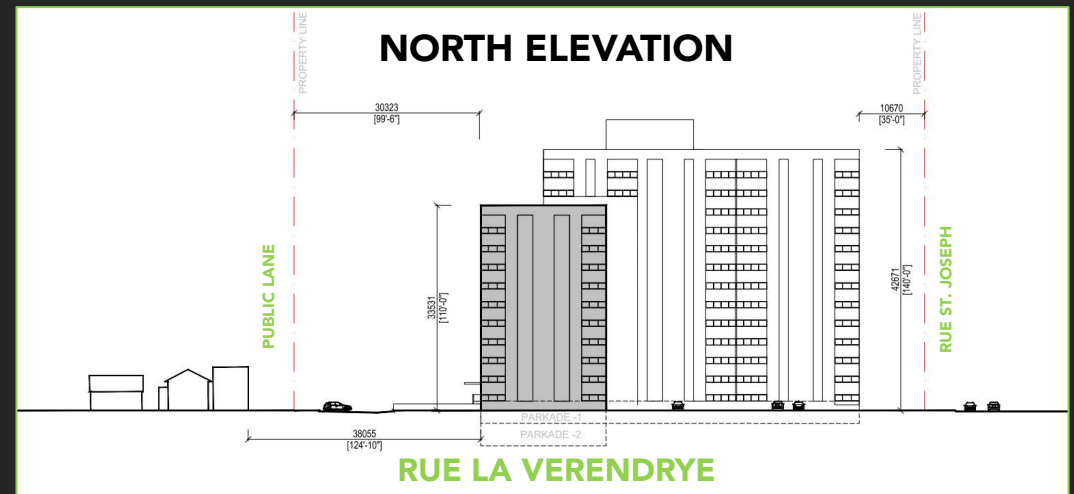
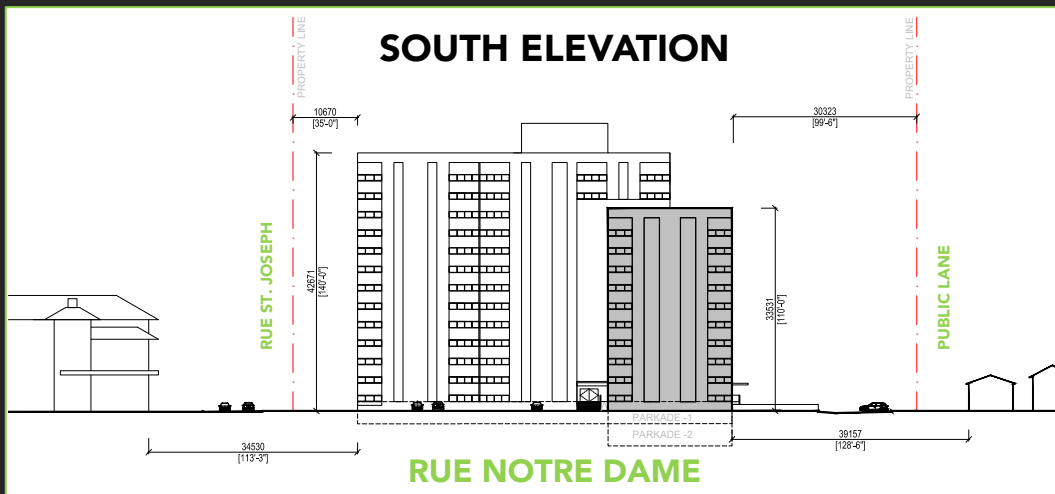
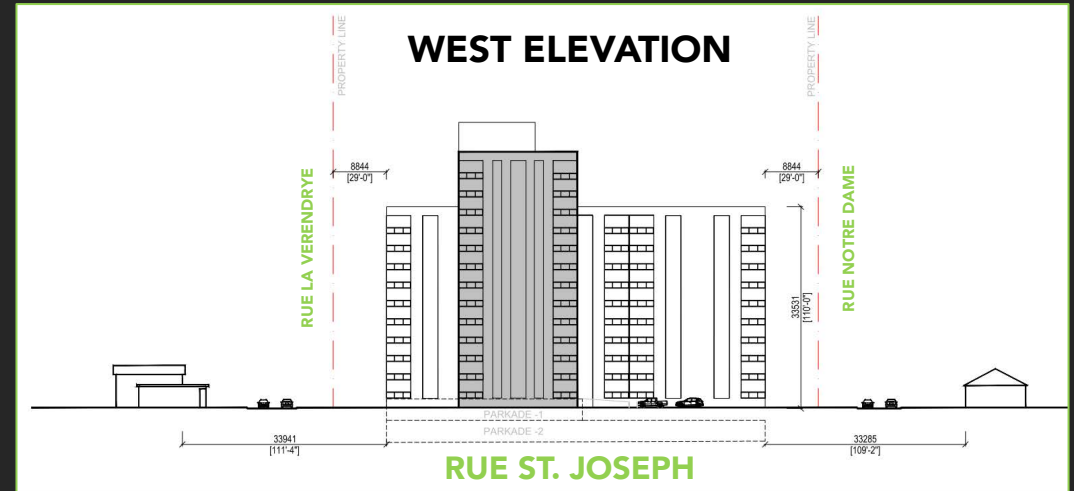
Concept 1

- Concept 1 consists of a two-winged building – the western wing would be 13 storeys while the eastern wing would be 10 storeys
- The building is set back from homes by between 110 feet and 130 feet
- Vehicular access is provided off both Rue La Verendrye and Rue Notre Dame
- Concept 1 would feature 216 units

Concept 1 – Site Plan



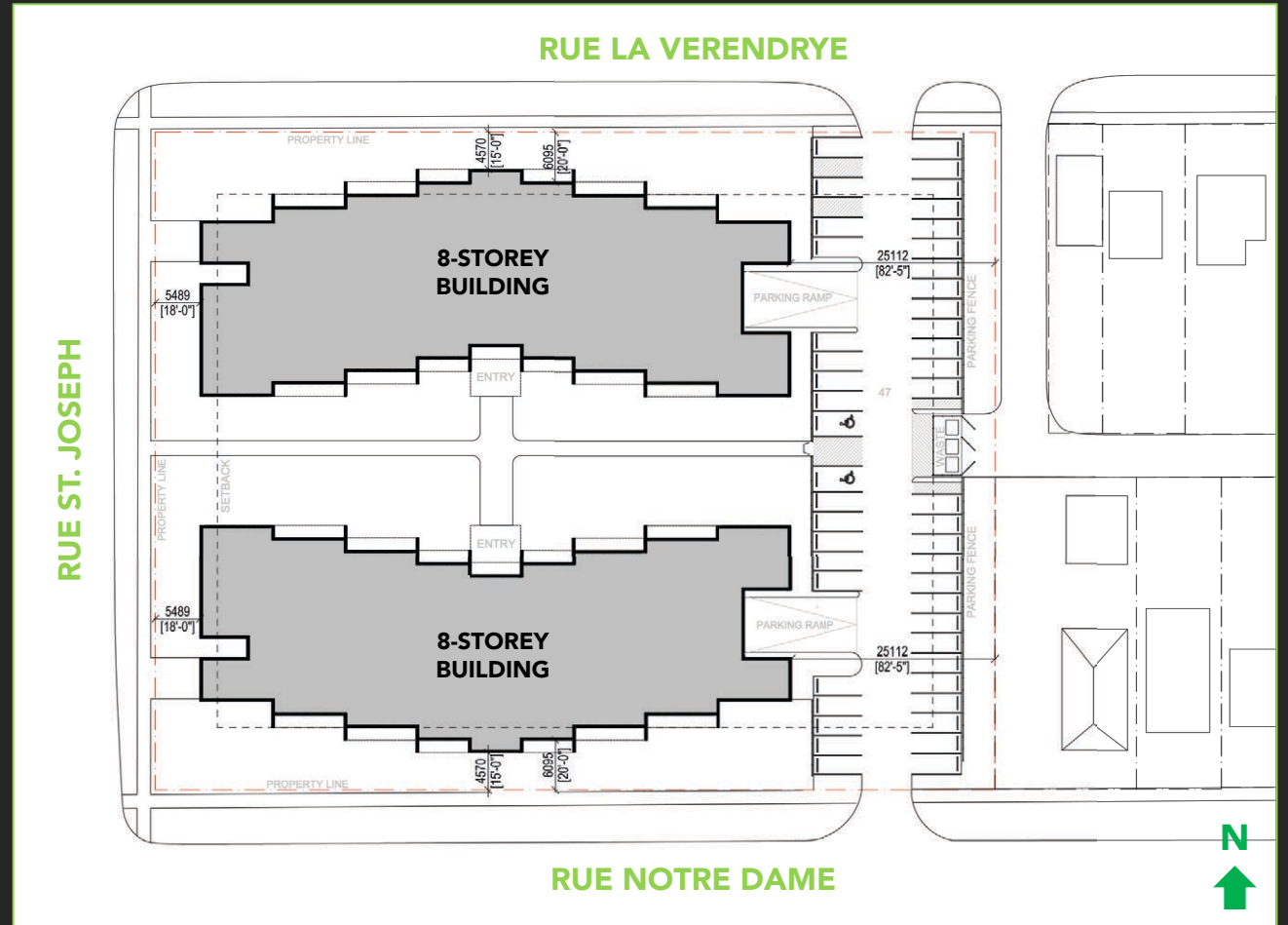
Concept 1 – Elevations



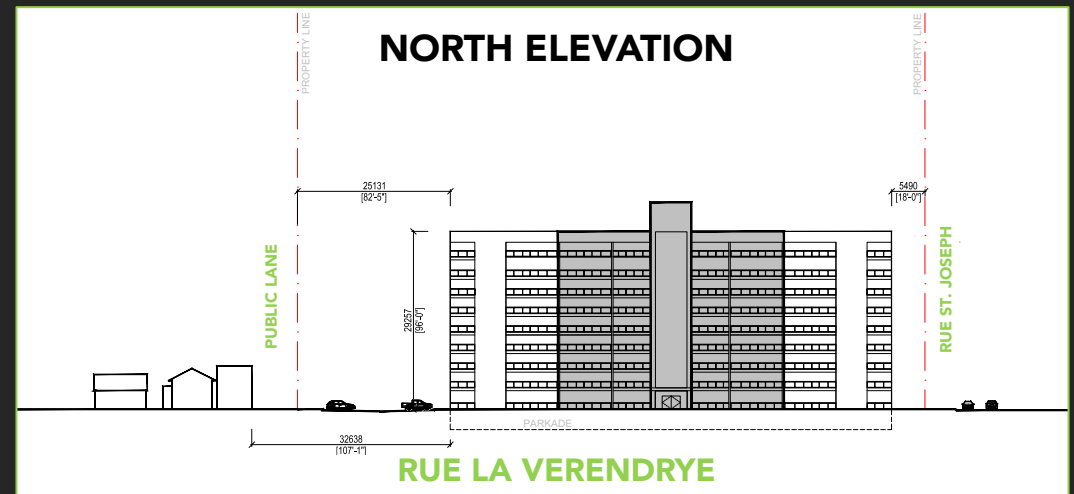
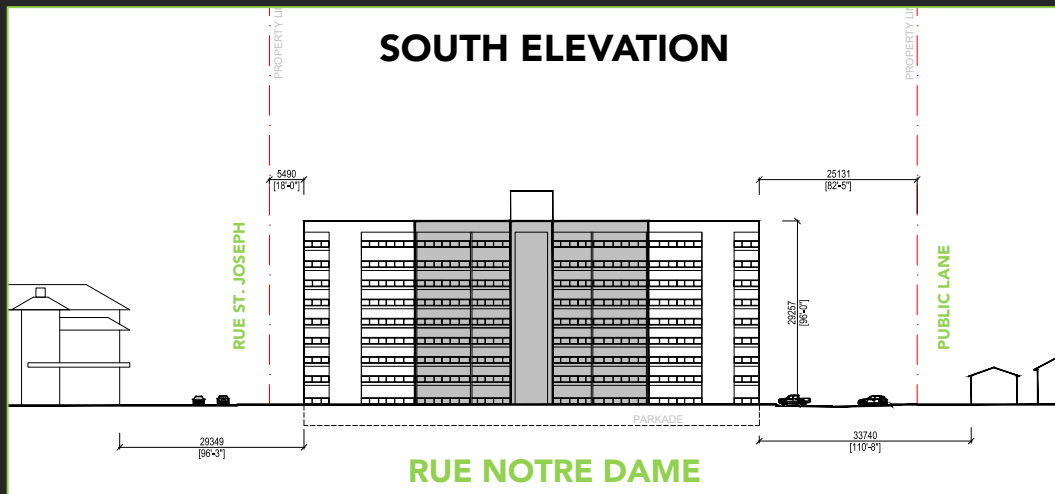
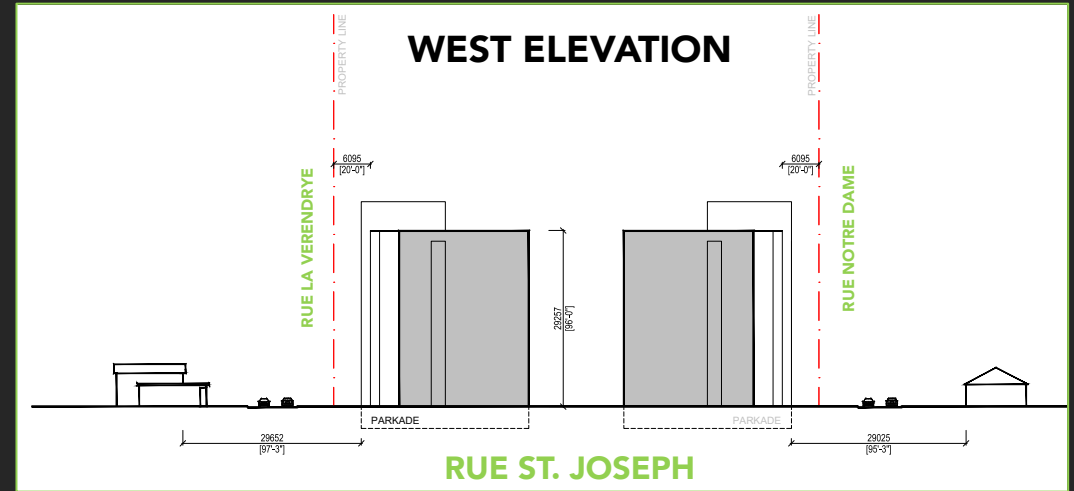
Concept 2

- Concept 2 consists of two, mirrored, 8-storey buildings
- The building is set back from homes to the east by between 95 feet and 110 feet
- Vehicular access is provided off both Rue La Verendrye and Rue Notre Dame
- Concept 2 would feature 224 units

Concept 2 – Site Plan



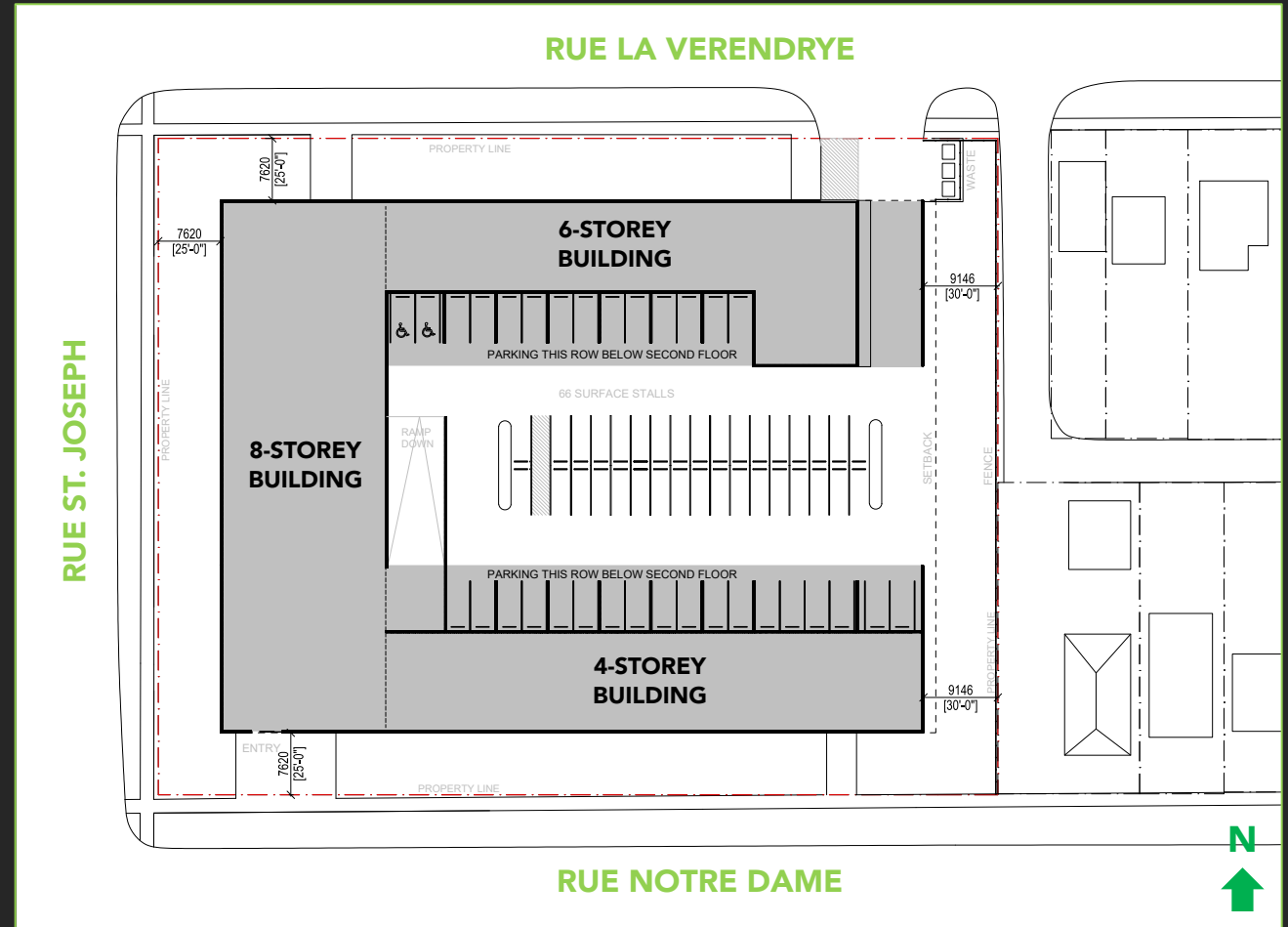
Concept 2 – Elevations



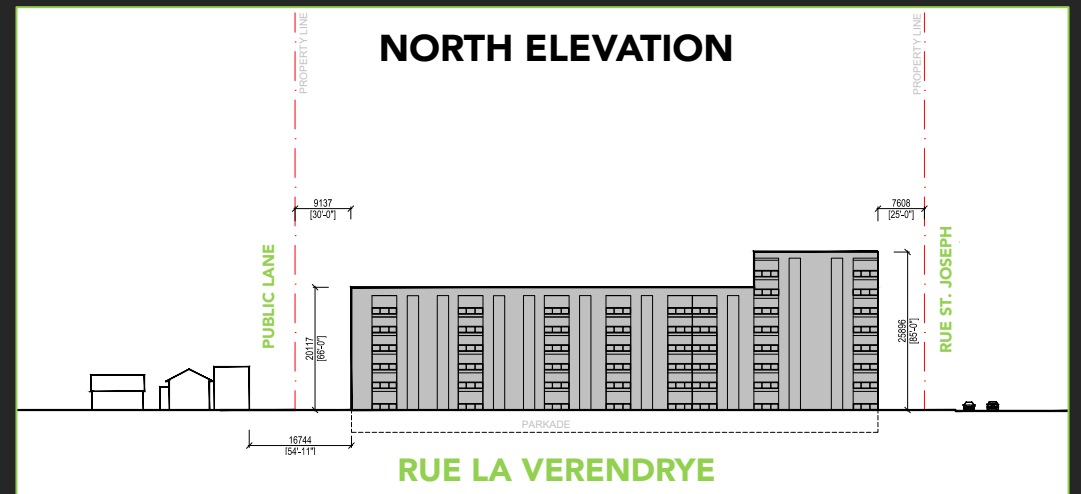
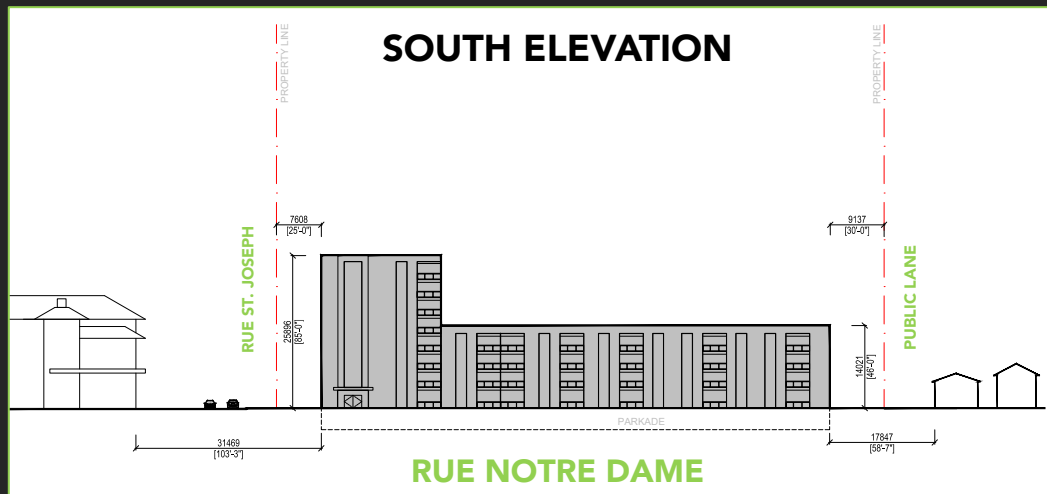
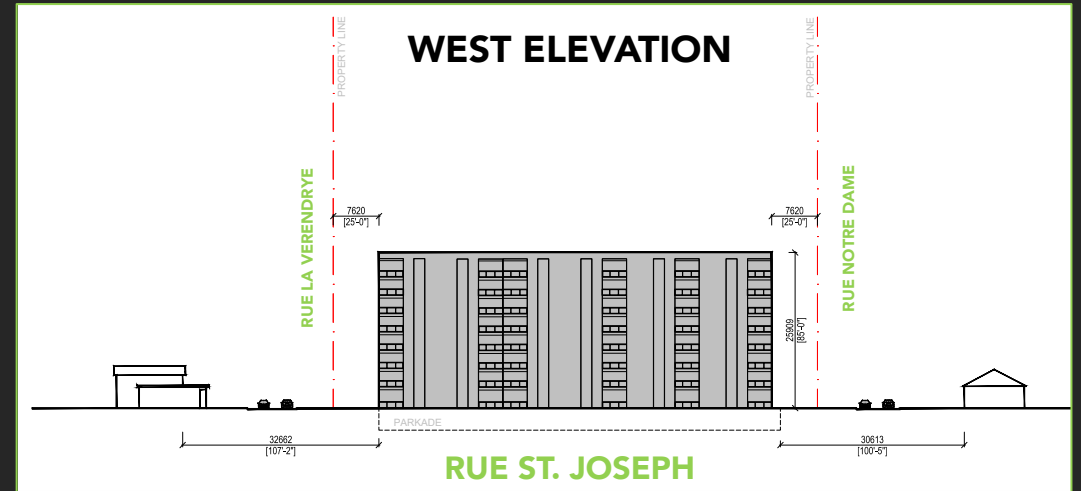
Concept 3

- Concept 3 consists of a U-shaped building fronting on all three streets; the Rue St. Joseph frontage is 8 storeys, the Rue La Verendrye frontage is 6 storeys, and the Rue Notre Dame frontage is 4 storeys
- The building is setback from homes by between 100 feet and 110 feet, except from the homes immediately adjacent to the east
- Vehicular access is provided entirely off of Rue La Verendrye
- Concept 3 would feature 229 suites

Concept 3 – Site Plan



Concept 3 – Elevations



Next Steps

The next steps in the planning process will include:

- Review comments and feedback
- Continue working with City Departments (Planning, Public Works, Water & Waste)
- Further due diligence (including traffic study, parking study, and shadow study)
- Select a preferred design concept
- Host Round 3 meetings with residents and Community Meetings

Thank you for attending today's session. Your input is important to our planning process.

Thank You! Questions?



If you have any further questions,
please contact:

Brendan Salakoh, RPP, MCIP
info@landmarkplanning.ca
204-453-8008

Thank you!

Your input is important to the
planning process. Please fill out a
comment sheet at:

[https://www.surveymonkey.com/r/
738RueStJoseph](https://www.surveymonkey.com/r/738RueStJoseph)