

2675 Portage Avenue

Potential Mixed-Use Development

Stakeholder Meeting

November 1st, 2023

Sturgeon
Creek
Park

PORTAGE AVENUE

Overview

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



Who are we? What would we like to do?

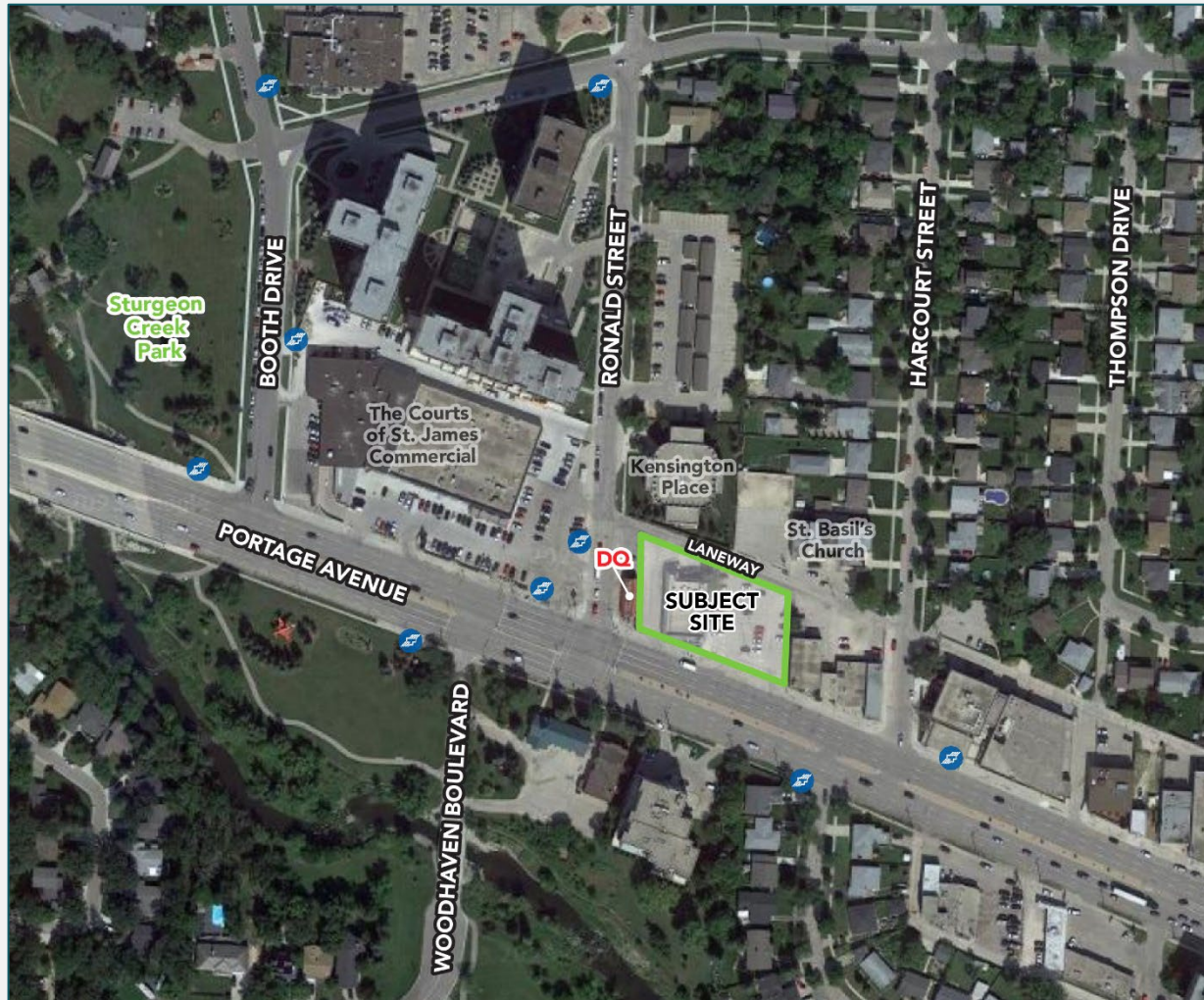
Paragon Design Build, a local developer and builder, is exploring the possibility of accommodating a mixed-use commercial and residential development at 2675 Portage Avenue.

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



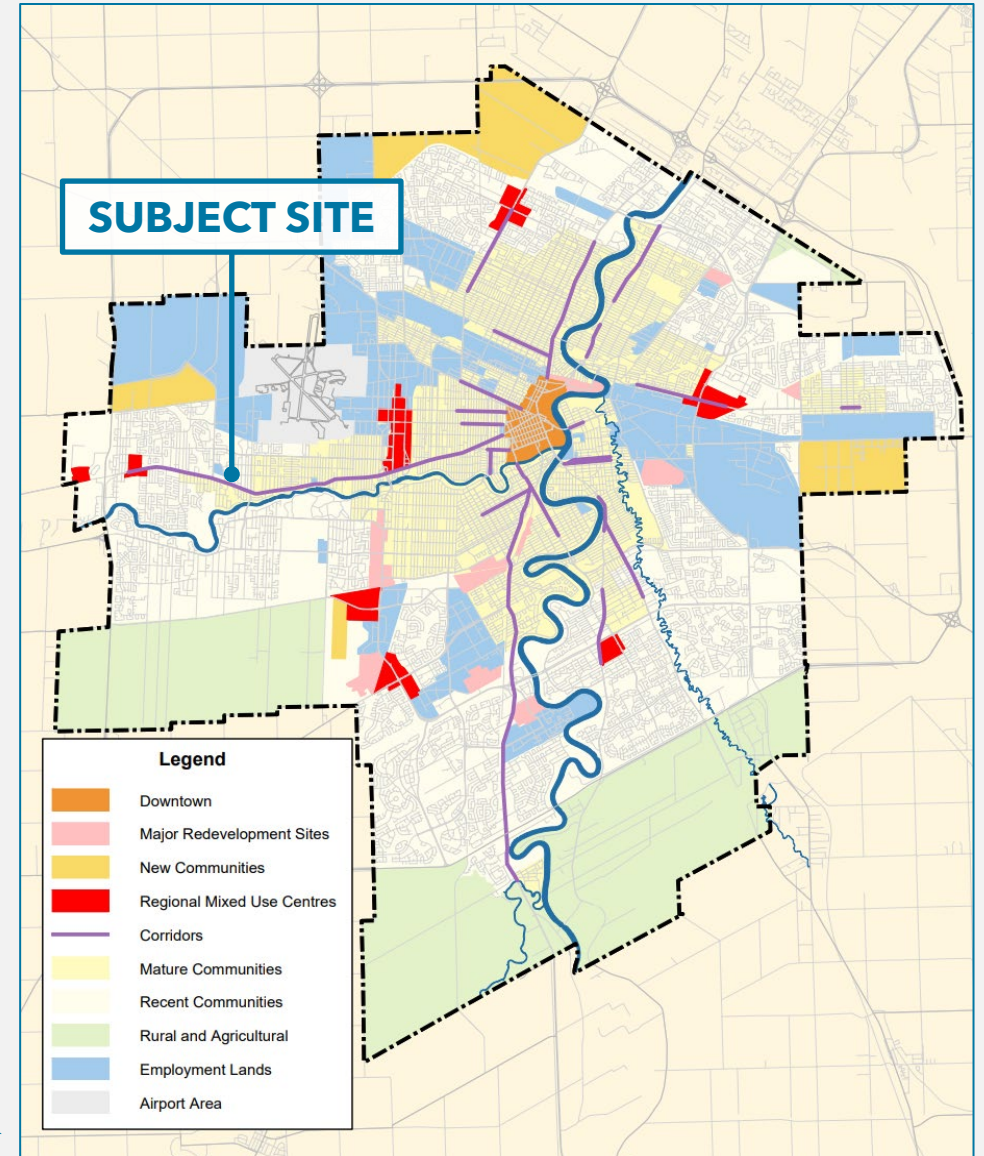
OurWinnipeg 2045 - Planning Context

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**:

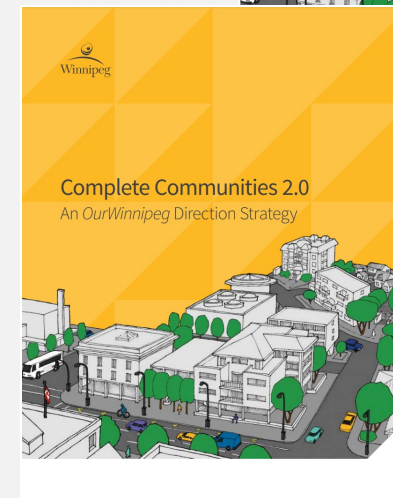
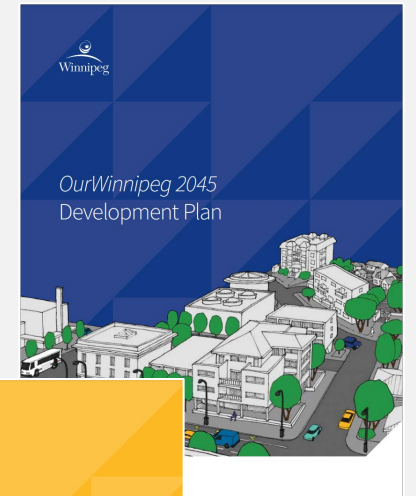
- Provide the best opportunity for mixed use intensification outside of Downtown.



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

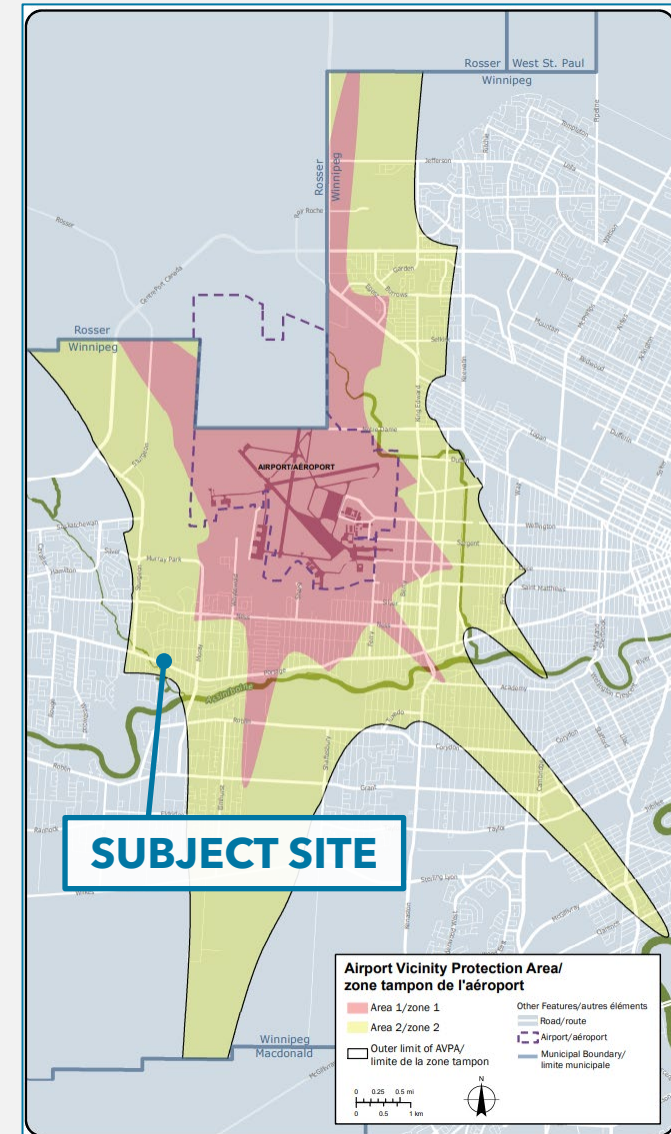


Airport Vicinity Protection Area - Policy Context

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)

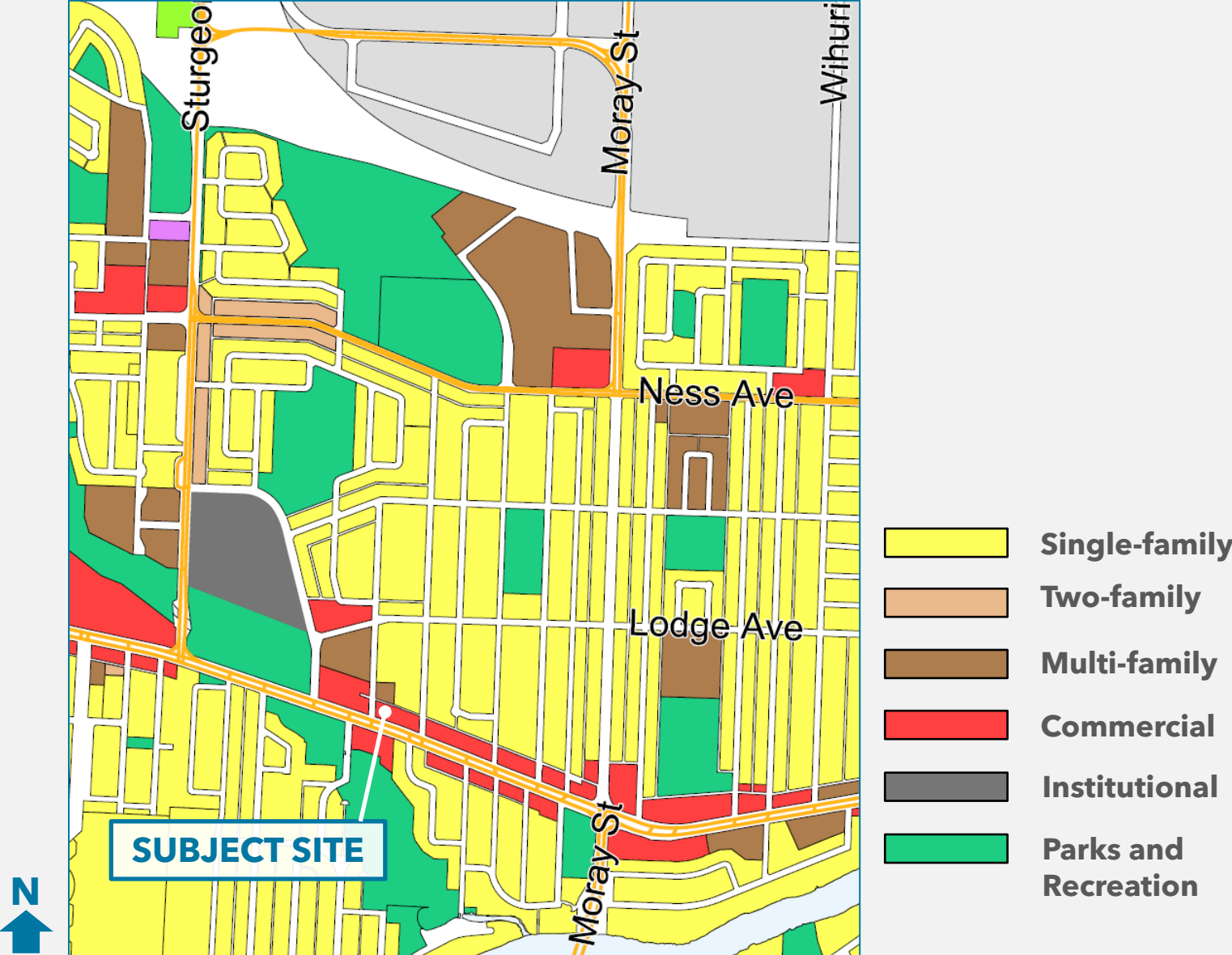
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Zoning Context

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.

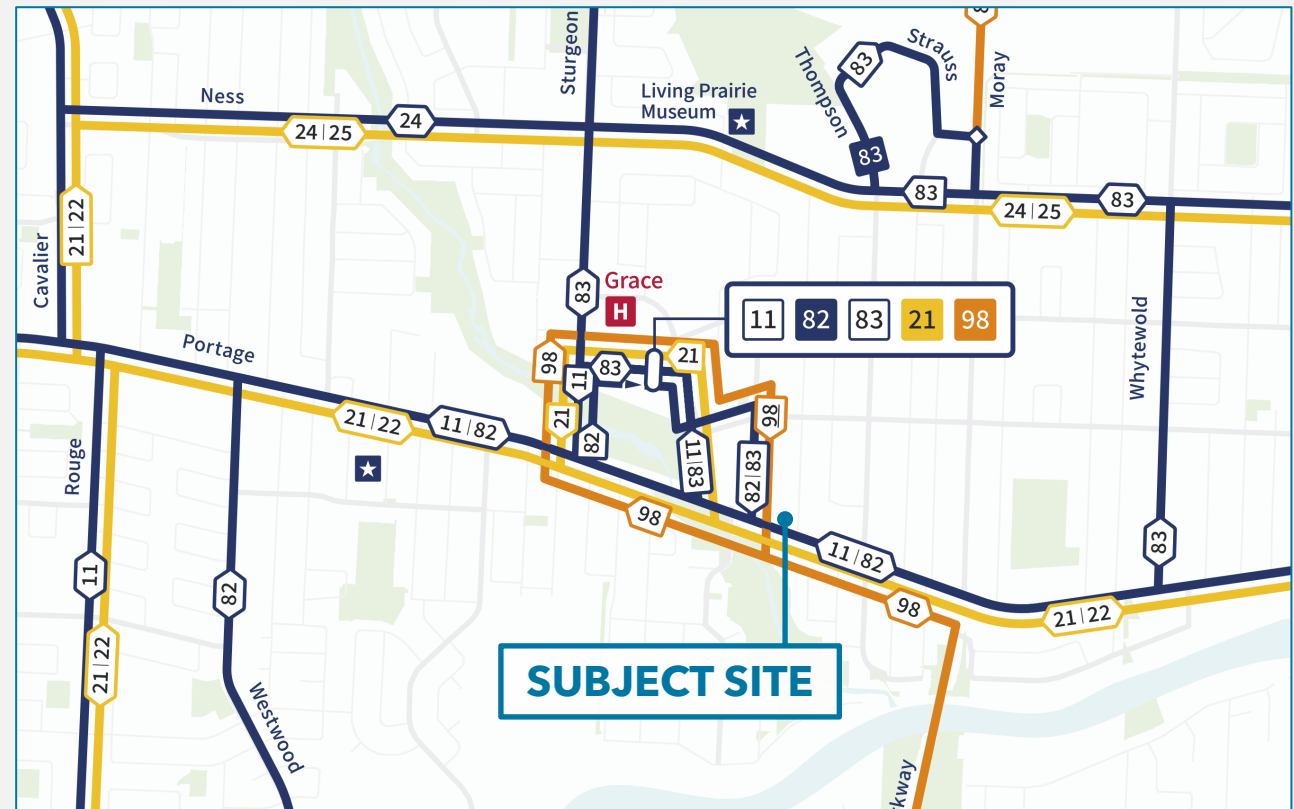
- The subject property is currently zoned Commercial (C2).
- Paragon would like to rezone the property to Residential Mixed-Use (RMU) to accommodate a mixed use multi-family development.



Current Transit Context

The subject site is well-served by Winnipeg Transit:

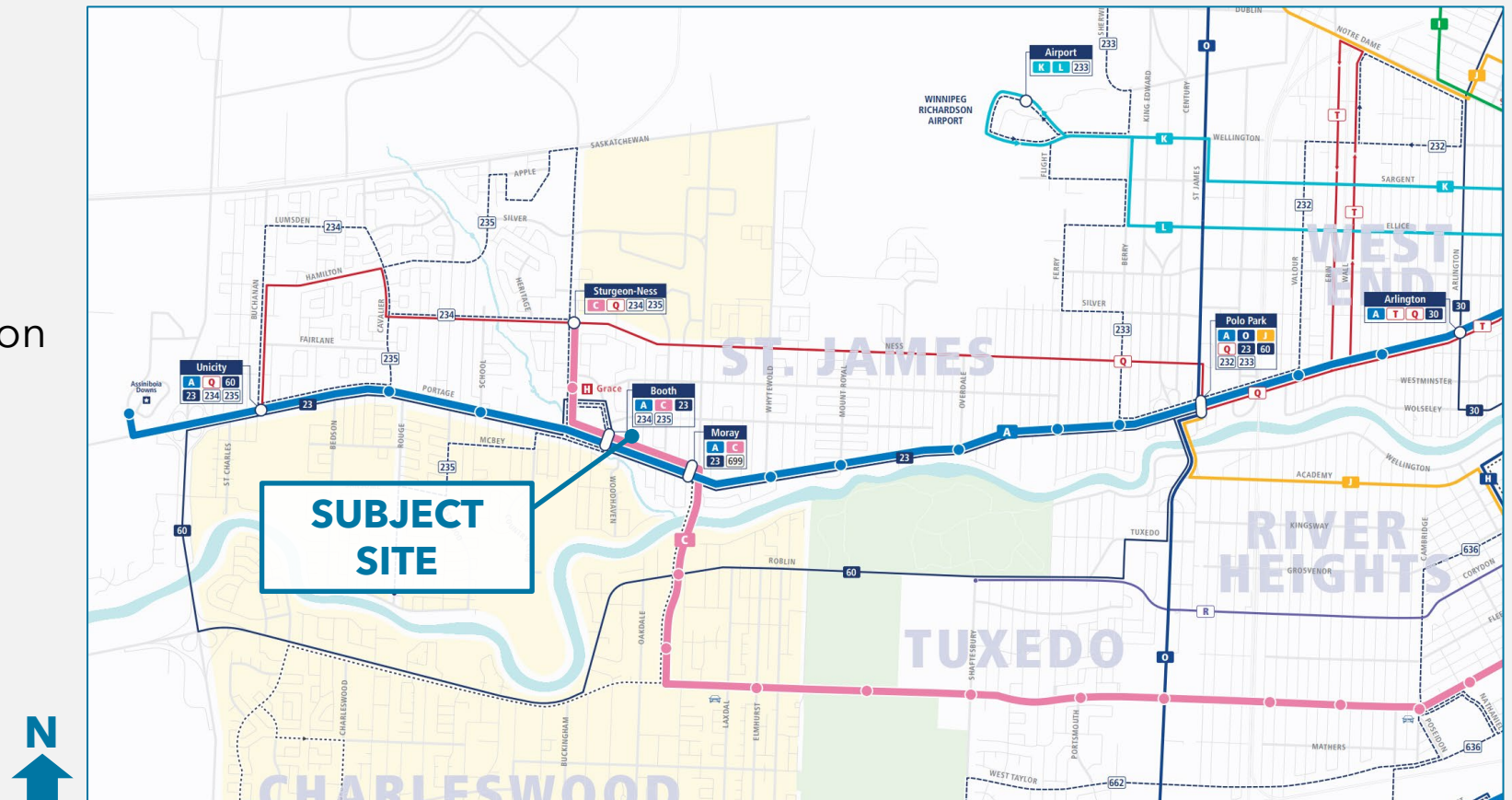
- Six routes are immediately adjacent to the property
 - Routes #11, #82, #83, #21, #22, and #98
- There are an additional two routes within a 10-minute walk (1000m) of the site
 - Routes #24 and #25



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.

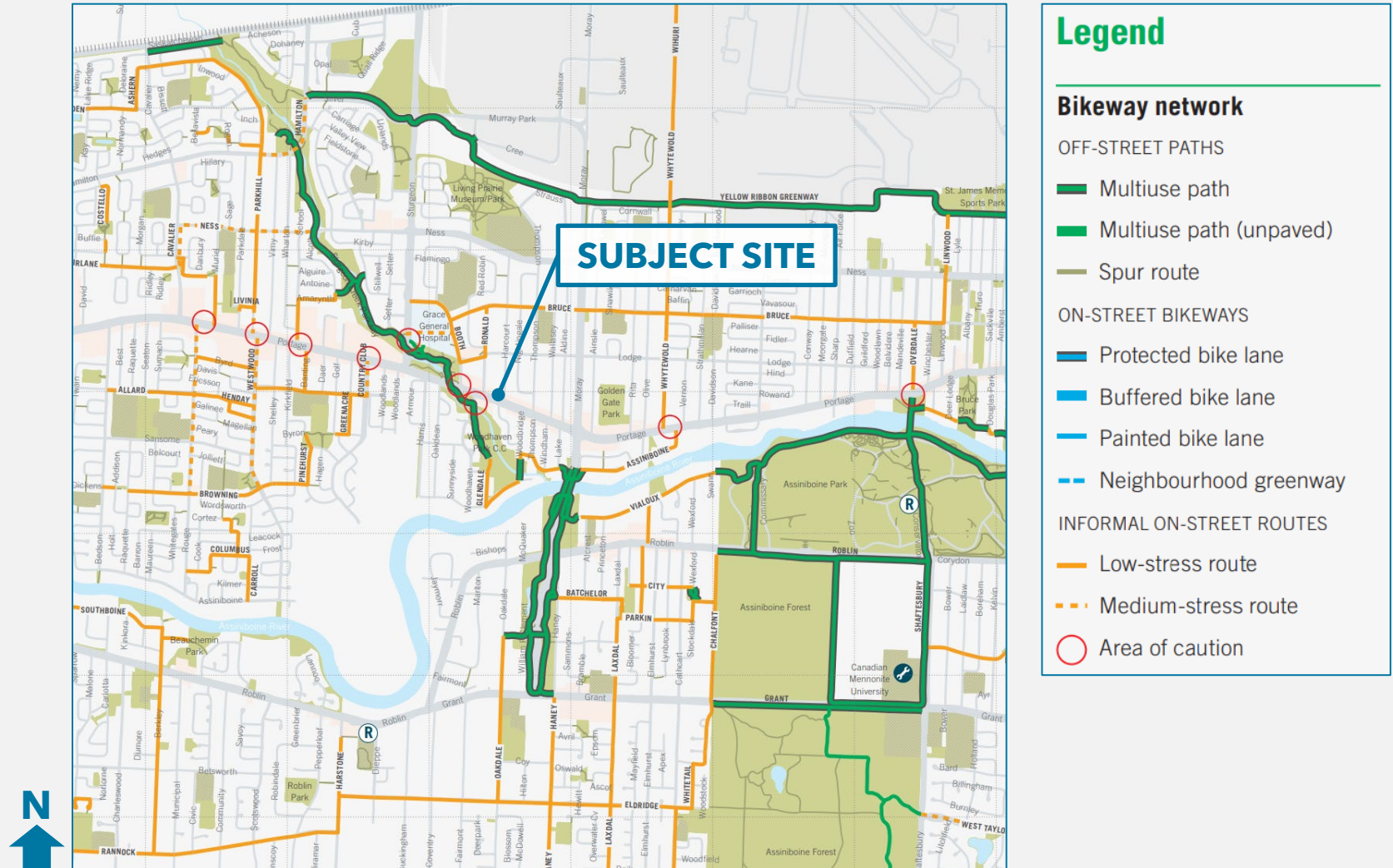
- City policy direction encourages intensification and growth on priority transit corridors, particularly near transit stations.



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



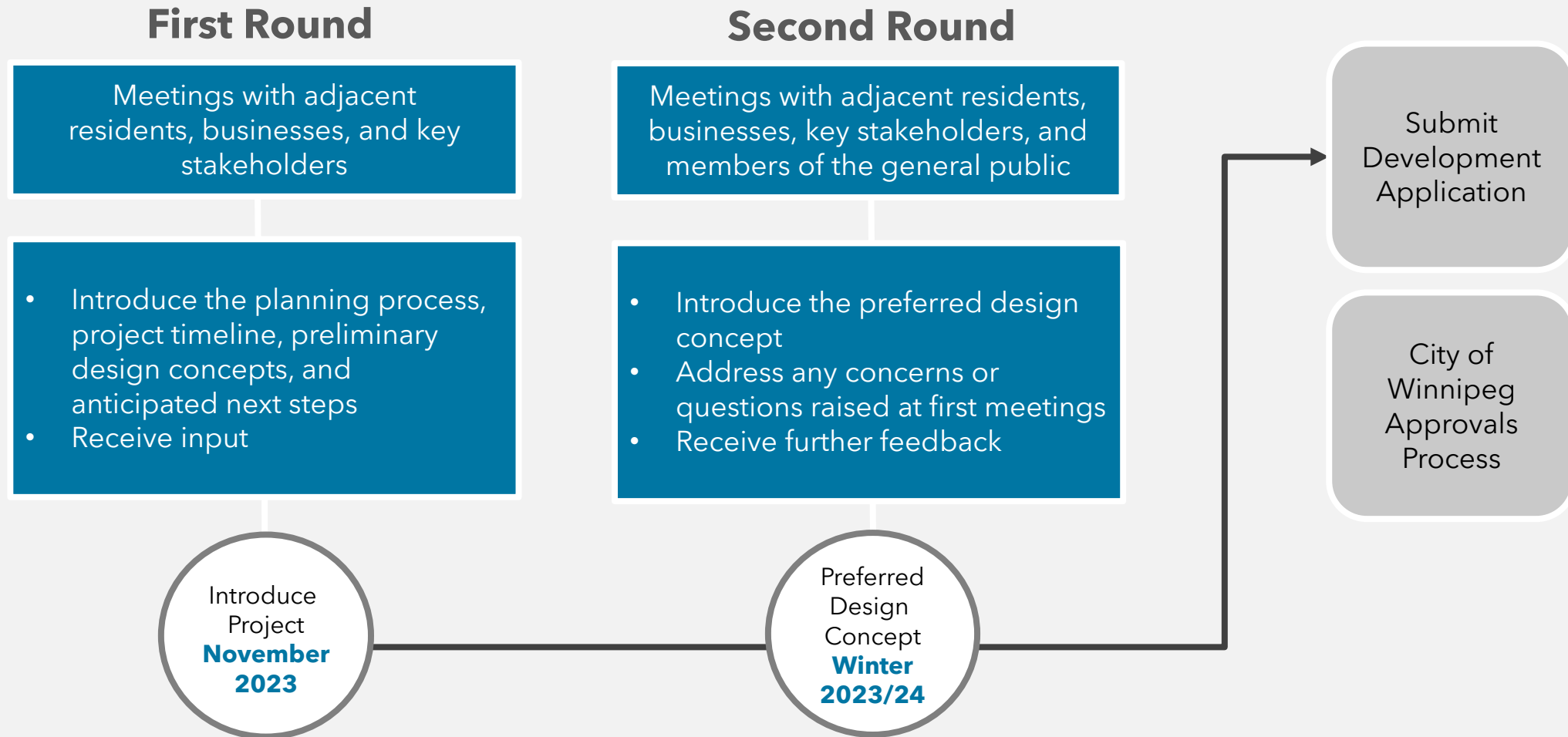
530 River Avenue



255 Bell Avenue

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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

Planning and Design Considerations

The project team will need to consider a variety of factors in the development of concepts and evaluation of those concepts. These include:

- 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 preliminary design concepts for the subject site include 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
- Parking off the rear lane
- Underground and surface level parking

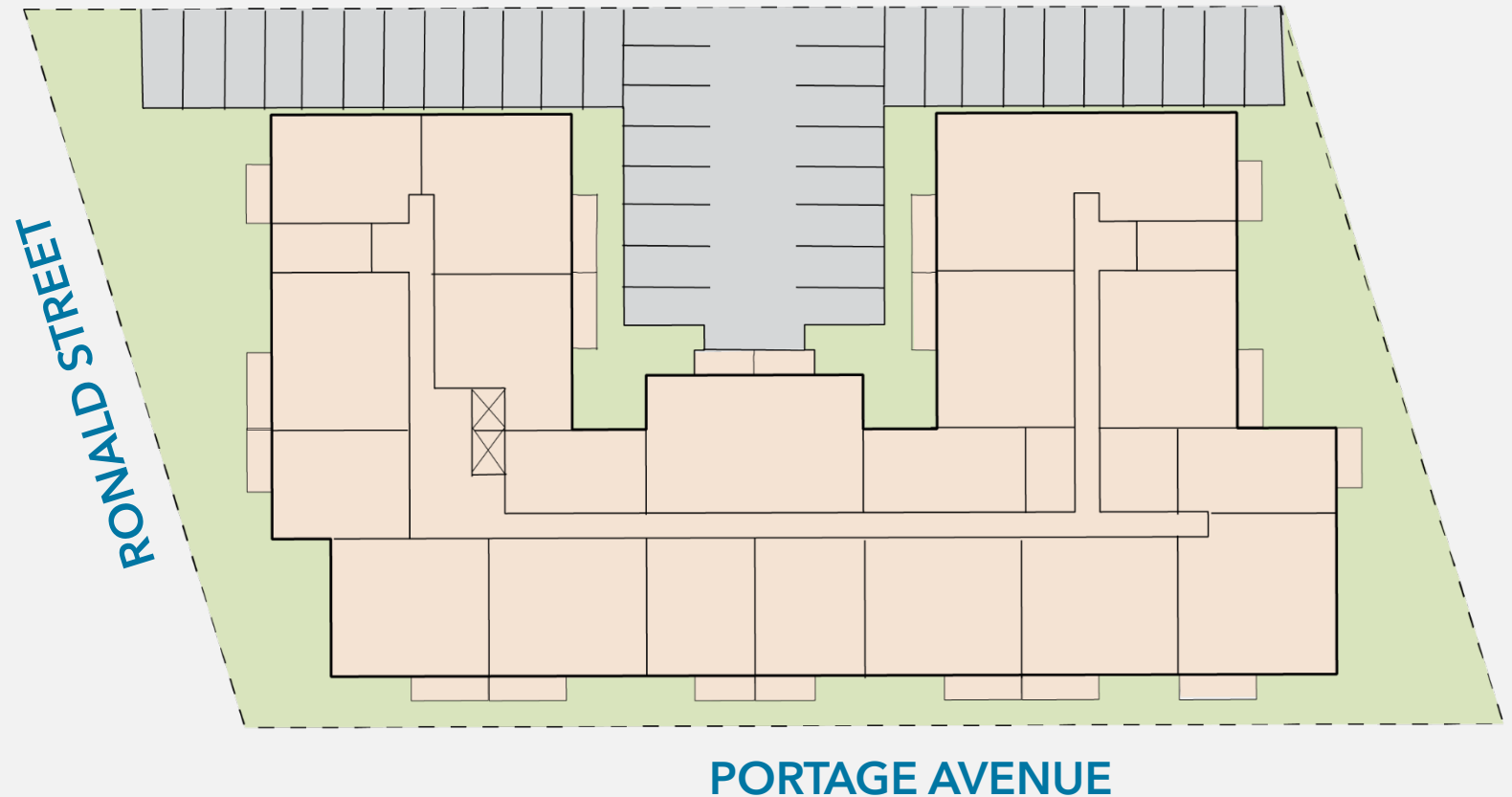
Preliminary Design Concept #1 - Site Context



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Preliminary Design Concept #1 - Site Plan

- A 7-storey mixed use building
 - One CRU
 - 145 residential units
 - One-, two- and three-bedroom units
 - Affordable housing units
- Underground and surface-level parking



Preliminary Design Concept #1 - Rendering

As part of the planning and design process, the project team prepared the following renderings that are conceptual in nature intended to illustrate the potential building massing and bulk. The preliminary design concepts will be further refined when a preferred option is selected.



Preliminary Design Concept #1 - Rendering



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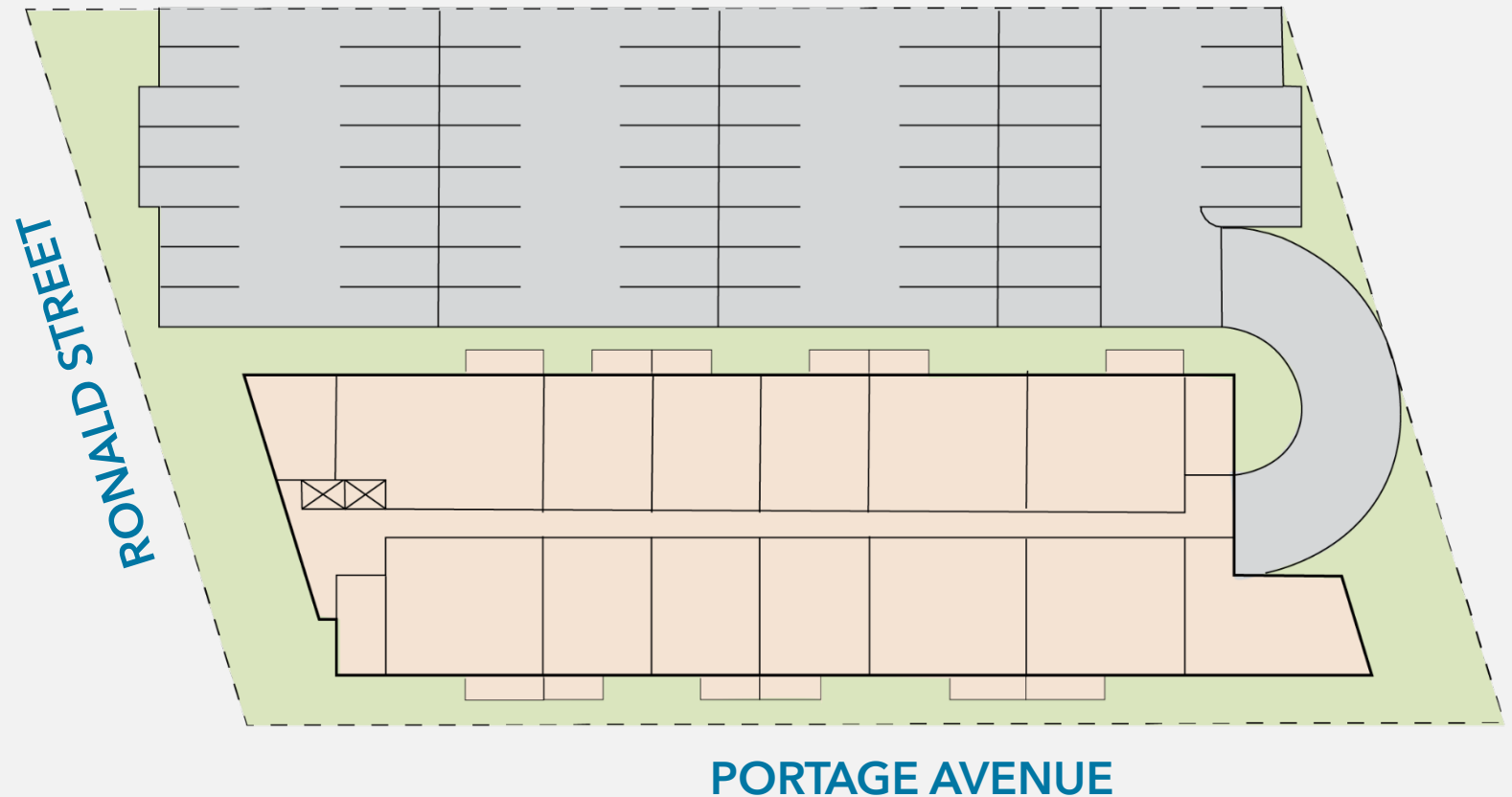
Preliminary Design Concept #2 - Site Context



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Preliminary Design Concept #2 - Site Plan

- A 12-storey mixed use building
 - One CRU
 - 154 residential units
 - One-, two- and three-bedroom units
 - Affordable housing units
- Underground and surface-level parking



Preliminary Design Concept #2 - Rendering

As part of the planning and design process, the project team prepared the following renderings that are conceptual in nature intended to illustrate the potential building massing and bulk. The preliminary design concepts will be further refined when a preferred option is selected.



Preliminary Design Concept #2 - Rendering



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Next Steps

The next steps in the planning, design, and engagement processes include:

- Review comments and feedback from today's meetings, as well as a City of Winnipeg Pre-Application
- Continue to work with City Departments (including Planning, Property & Development, Public Works, Water & Waste, and Transit)
- Refine preliminary concepts and prepare a preferred design concept
- Return to residents, businesses, and stakeholders for a second round of meetings to introduce the preferred design concept (Winter 2023/2024 - anticipated)
- Submit a development application to the City of Winnipeg (Winter 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/2675Portage>

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

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