



391 & 397 Provencher

September 10th, 2024 Stakeholder Meeting

Overview

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



Project Team

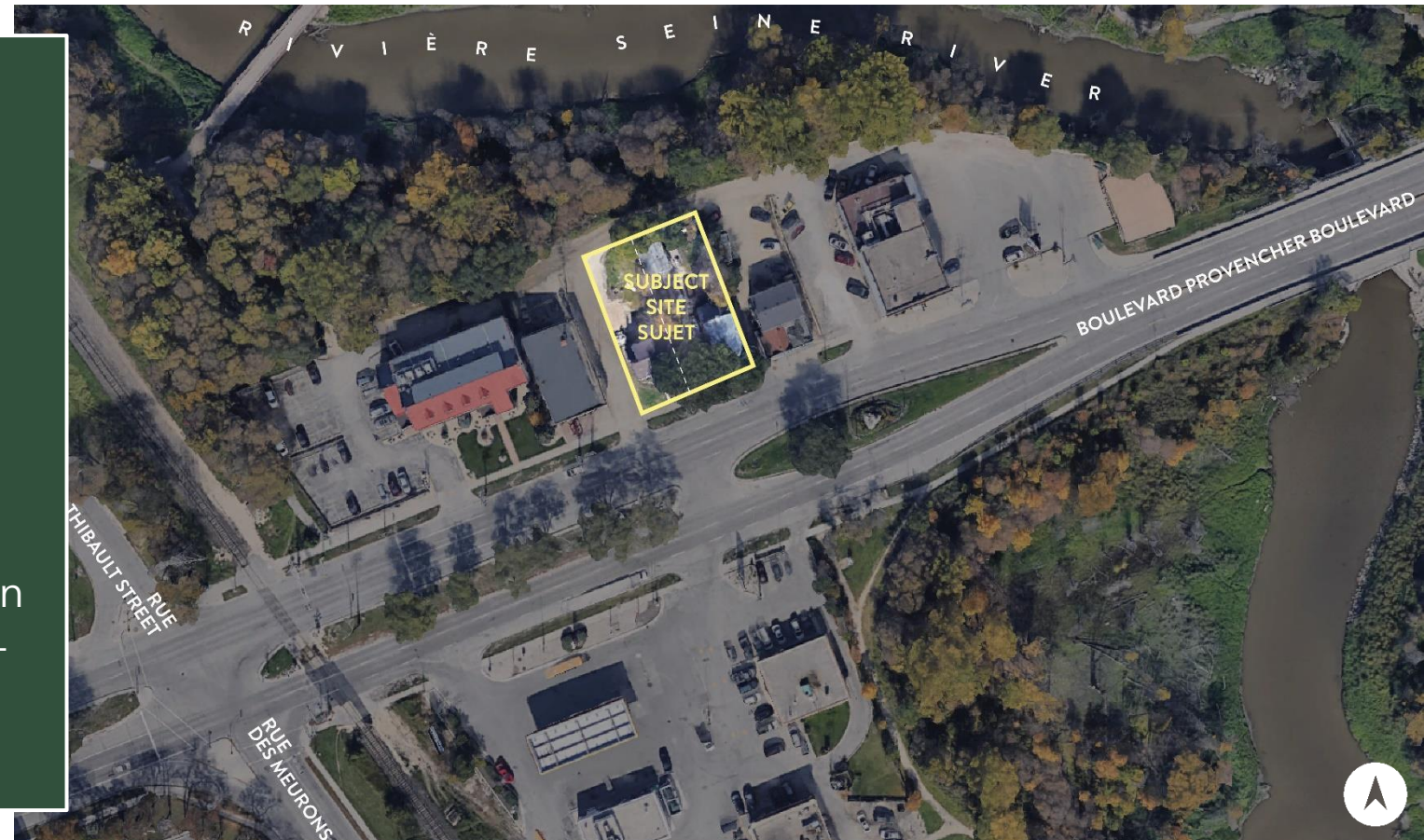
A local Winnipeg developer is considering an application to accommodate a mixed-use commercial and residential multi-family development on this site. The developer recognizes that nearby residents and businesses may be interested in the redevelopment of this site.

Landmark Planning & Design Inc. has been retained to lead the planning and engagement processes for the proposal. We would like to receive your input and address any concerns or questions you may have.

Site Context

The site is comprised of two properties (391 & 397 Provencher Boulevard) and is approximately 10,786 sq. ft. in area. It is bound by the following:

- Northern boundary: Seine River
- Eastern boundary: 401 Provencher Boulevard (IDFusion Software)
- Southern Boundary: Provencher Boulevard
- Western Boundary: Public Lane, then 387 Provencher Boulevard (Belgian-Alliance Credit Union)



Neighbourhood Context

The subject site is located in the North St. Boniface neighbourhood which is well-suited to support a mixed-use development.

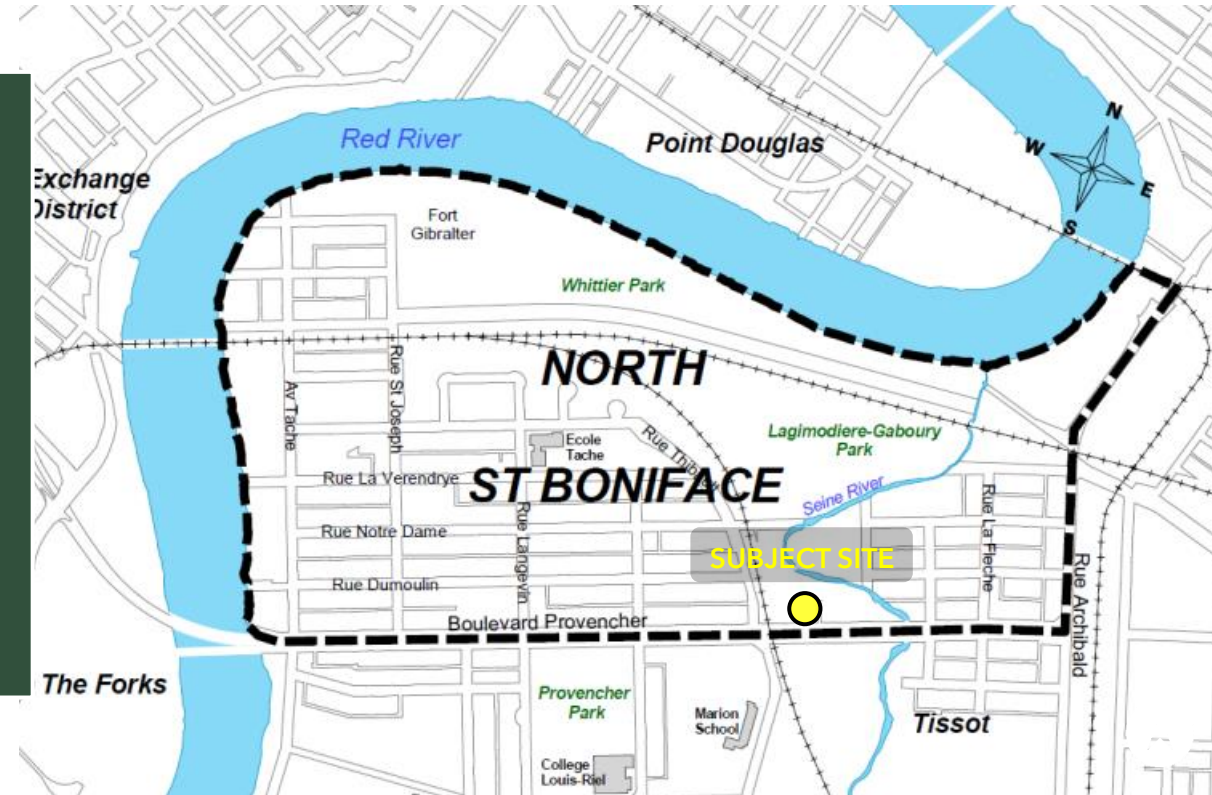
- Offers a number of commercial, service, and recreational amenities to residents and users.
- Having additional people in the neighbourhood can further serve existing local commercial businesses and services.
- It is well-served by transit and connected to the City's broader active transportation network.
- The subject site is fully serviced and located within the City's urban infill area, helping to meet the residential intensification target.



North St. Boniface Secondary Plan

The *North St. Boniface Secondary Plan* provides guidance on land use decisions based on local community needs and priorities as the neighbourhood transitions to become a more complete community. Objectives of the plan include:

- Providing a range of housing options to meet the wants and needs of residents at different stages in their lives.
- Having residential densities that support a safe and liveable community as well as a thriving boulevard Provencher as a community main street.



North St. Boniface Secondary Plan

The *North St. Boniface Secondary Plan* includes the following language, objectives and policies supportive of this type of development in the Mixed-Use Policy Area:

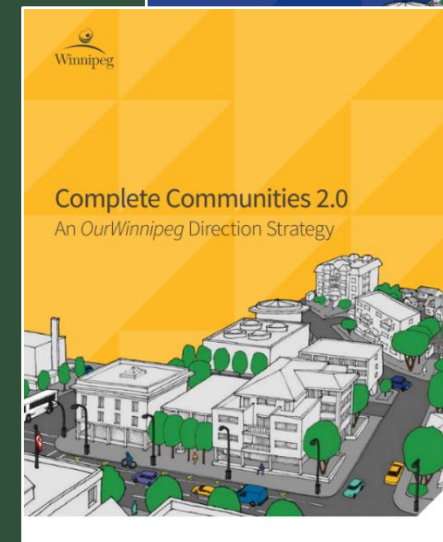
- Encourage mixed-use developments that help create a **vibrant, pedestrian-oriented** Boulevard Provencher main street.
- Encourage a **mix of commercial uses** that support local residents and encourage a dynamic street life.
- Promote vibrant, pedestrian-oriented **concentration** of residential, retail, service, restaurant, entertainment, and cultural uses along boulevard Provencher.
- Support mixed-use developments with **commercial at-grade** and residential above the first storey.



OurWinnipeg 2045 / Complete Communities 2.0

OurWinnipeg 2045, the City's Development Plan, and its Direction Strategy *Complete Communities 2.0*, include several policies and objectives that support a project like this one:

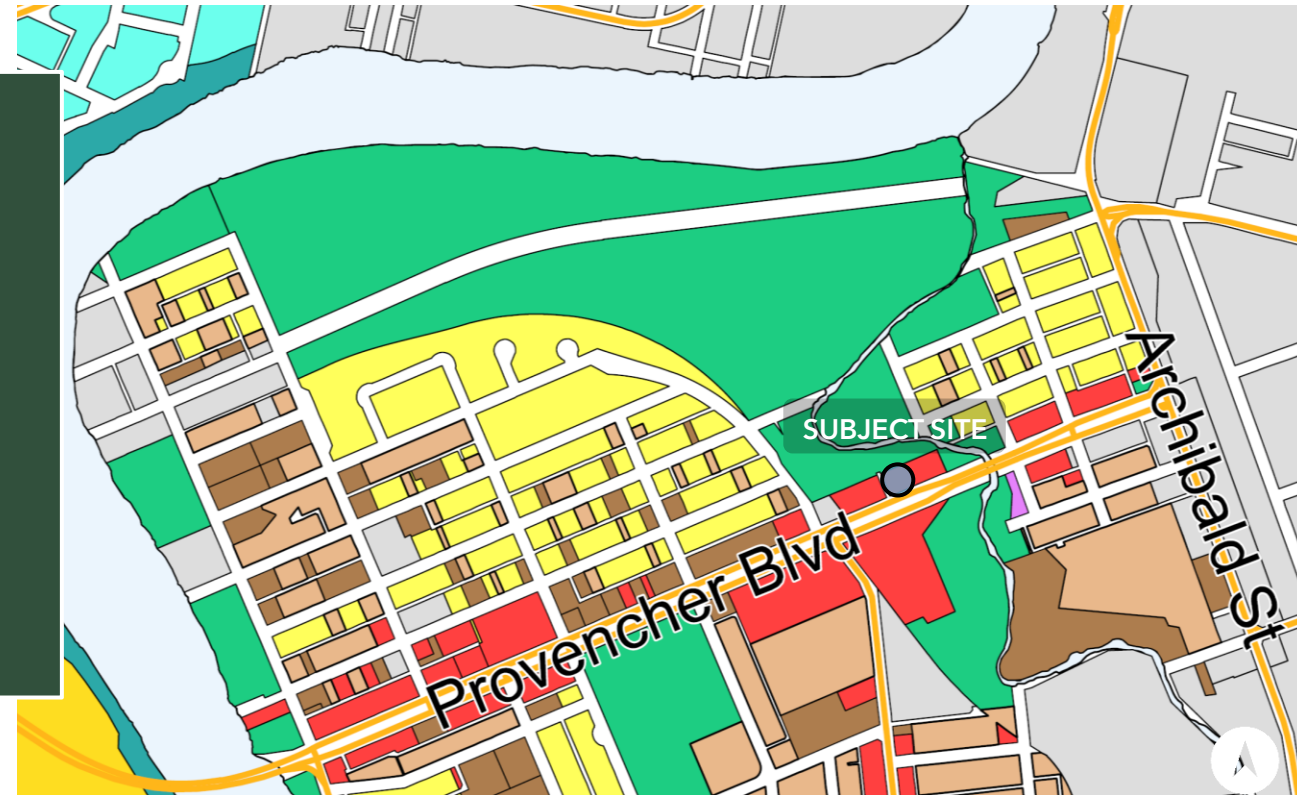
- Encourage **compatible residential development** within Established Neighbourhoods to build more **Complete Communities** and align with the City's residential intensification target.
- **Increase the population** within Established Neighbourhoods to contribute to the physical renewal and **revitalization** of older neighbourhoods.
- Encourage residential development that positively contributes to neighbourhood character while **expanding housing options** for residents in a manner that is sensitive and complementary to existing development.
- Encourage a **variety of housing types** and **tenures** within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.
- Encourage commercial areas to **transition into mixed-use**, pedestrian-oriented and transit-supported developments.



Zoning Context

The subject property is zoned C2 (Community Commercial).

- The North St. Boniface neighbourhood features a mix of zoning districts, including single-family (yellow), two-family (orange), residential multi-family (brown), commercial (red), manufacturing (grey), and public reserve (green).
- A rezoning to Residential Mixed-Use is required to accommodate the proposed development.



Transit System

The subject site is well-served by Winnipeg Transit.

- Three routes are accessible directly adjacent to the subject site:
 - Routes 43, 49 and 50
- There are an additional two routes within 200-metres of the property:
 - Routes 10 and 56



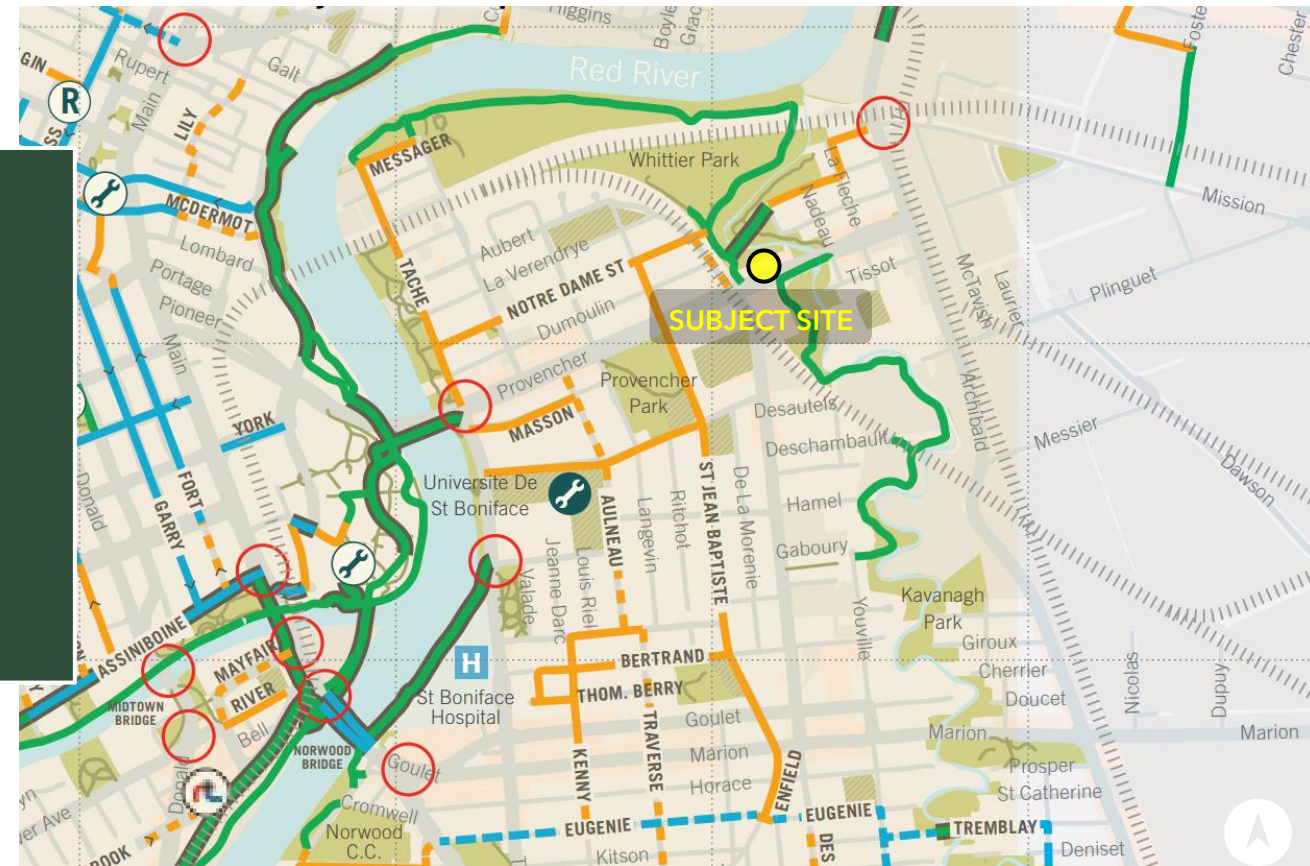
Under the approved *Transit Master Plan*, Provencher Boulevard is part of the Primary Transit Network.

- Provencher Boulevard will be serviced by frequent and frequent express transit, with buses every 5 to 15 minutes during peak times.

Active Transportation

The subject site is on the City's existing and expanding active transportation network.

- The subject site backs onto the Seine River Greenway and connects to various on-street cycling routes throughout the North St. Boniface neighbourhood.
- These cycling routes connect users to Downtown, The Forks, and Central St. Boniface.



Public Engagement

WE ARE HERE



Round One Stakeholder Meetings

September 2024

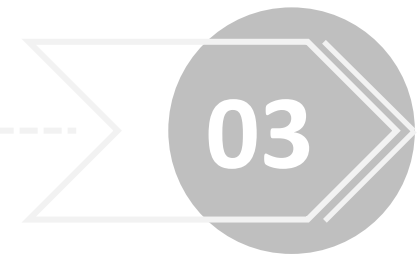
Meetings with adjacent residents and stakeholders to introduce the project, share preliminary design concepts, and understand concerns.



Round Two Stakeholder Meetings and Open House

November 2024 *(anticipated)*

Meetings with adjacent residents and stakeholders to provide a project update, introduce the preferred design concept, and continue receive feedback.



*Submit Development Application
Winter 2024 - anticipated*

*City of Winnipeg
Approvals Process*

Planning Considerations

The Project Team considers a variety of factors in the preparation and refinement of preliminary design concepts. These include:



Resident and Stakeholder Input



City Objectives and Policy Direction



Neighbourhood Character and Context



Architecture and Site Design



Building Height and Shadows



Setbacks and Privacy



Landscaping



Density



Site Access and Lane Condition



Traffic and Parking



Transit and Active Transportation



Servicing Capacity



Market Considerations



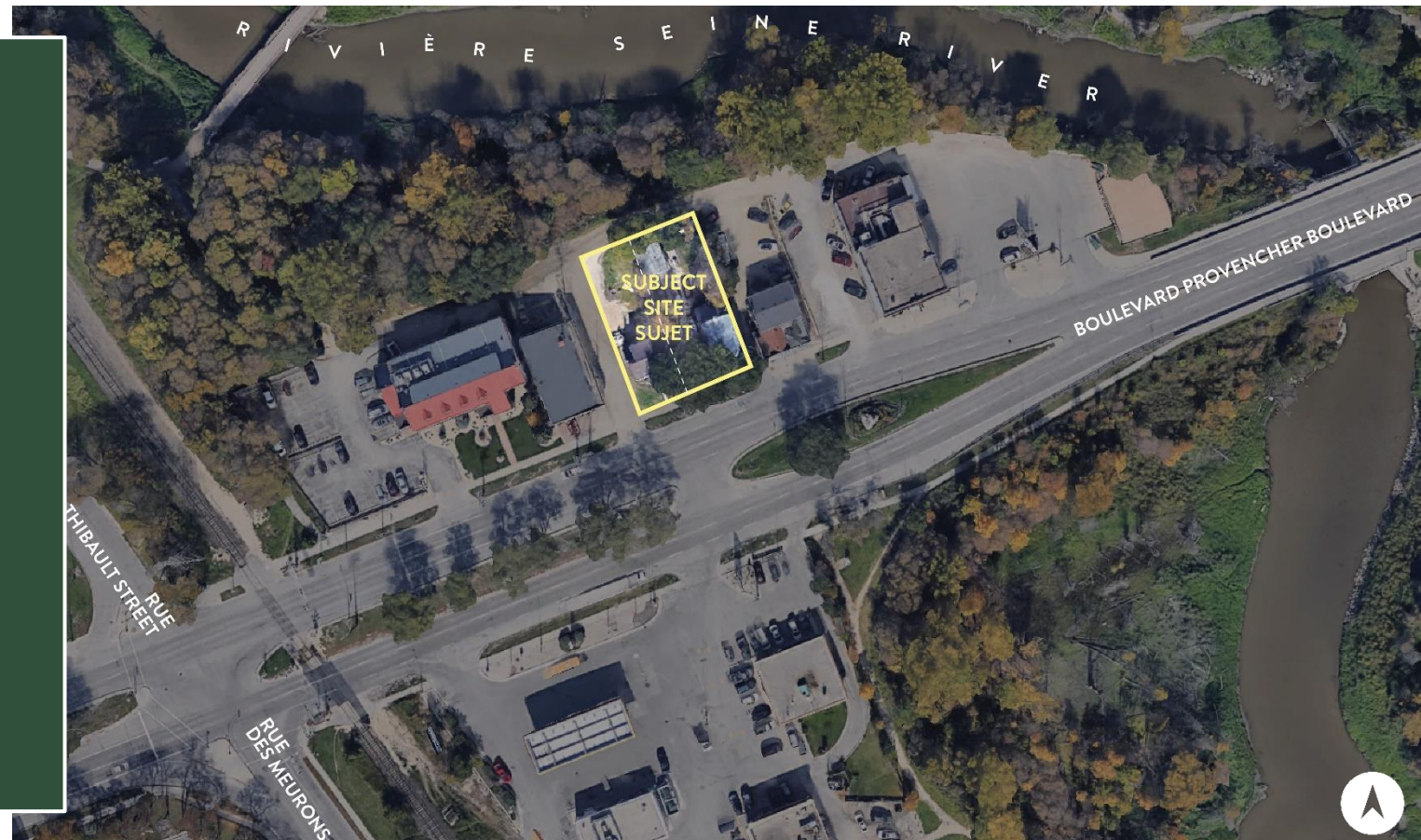
Other matters as they arise

Preliminary Design Concept

The Project Team has prepared three preliminary design concepts, which we will continue to refine as the planning process progresses. Images on the following slides are conceptual only, intended to illustrate the potential bulk and scale that could be accommodated on site.

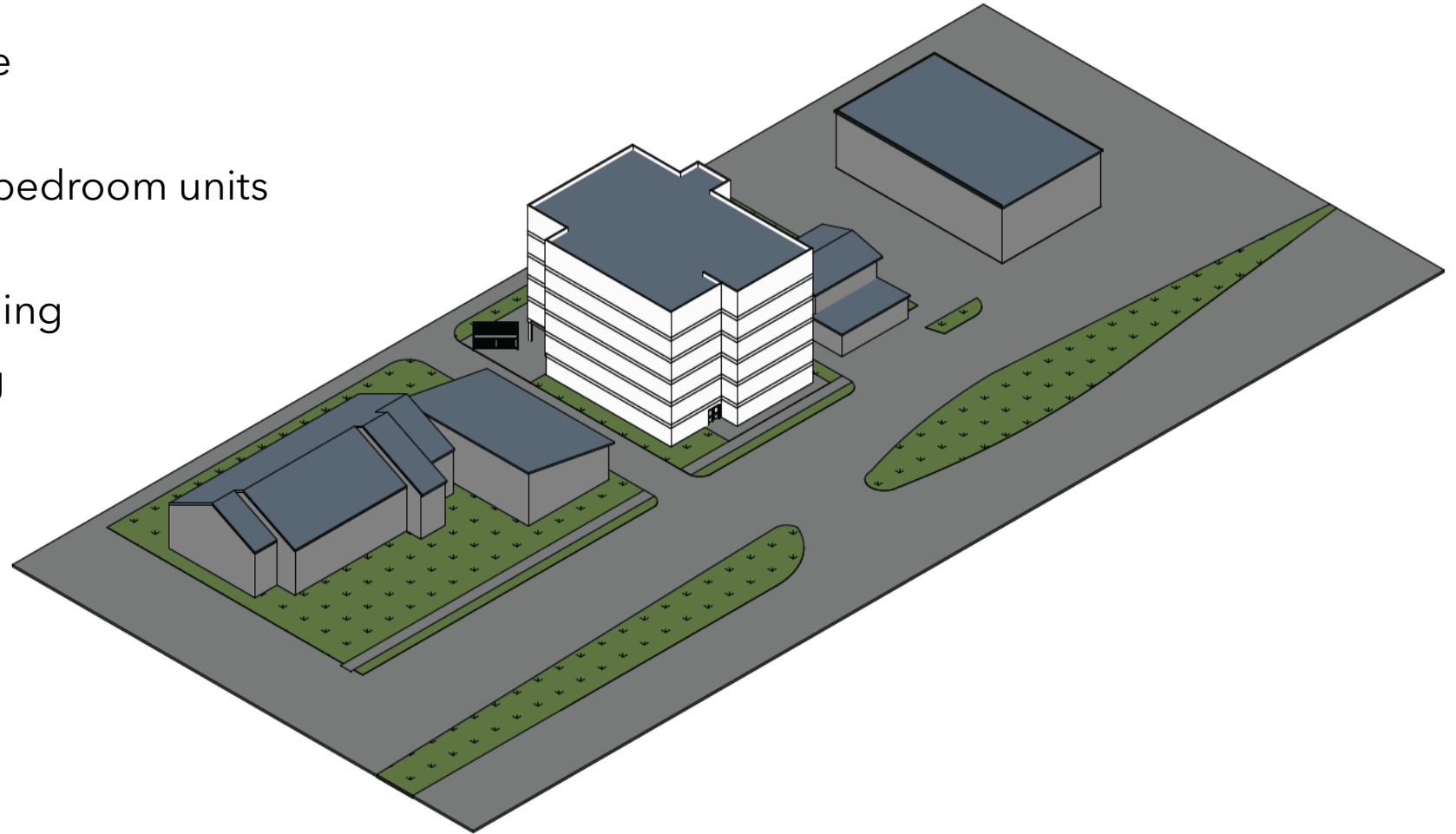
The design concepts include the following features:

- A mixed-use building
- Commercial space at grade fronting Provencher Boulevard
- Between 30 and 35 dwelling units
 - One-, two-, and three-bedroom units
- Surface parking
- Opportunities for new landscaping

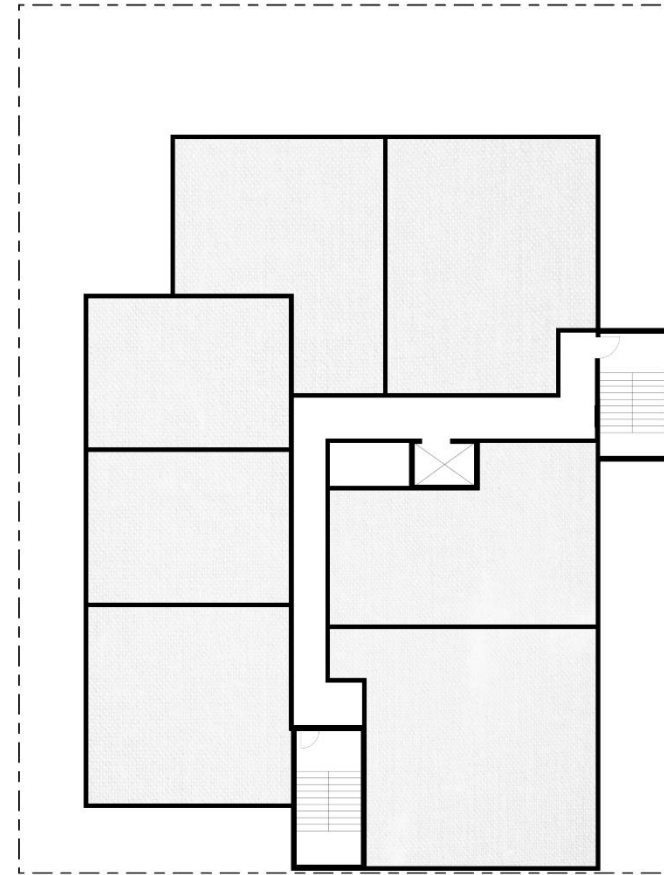
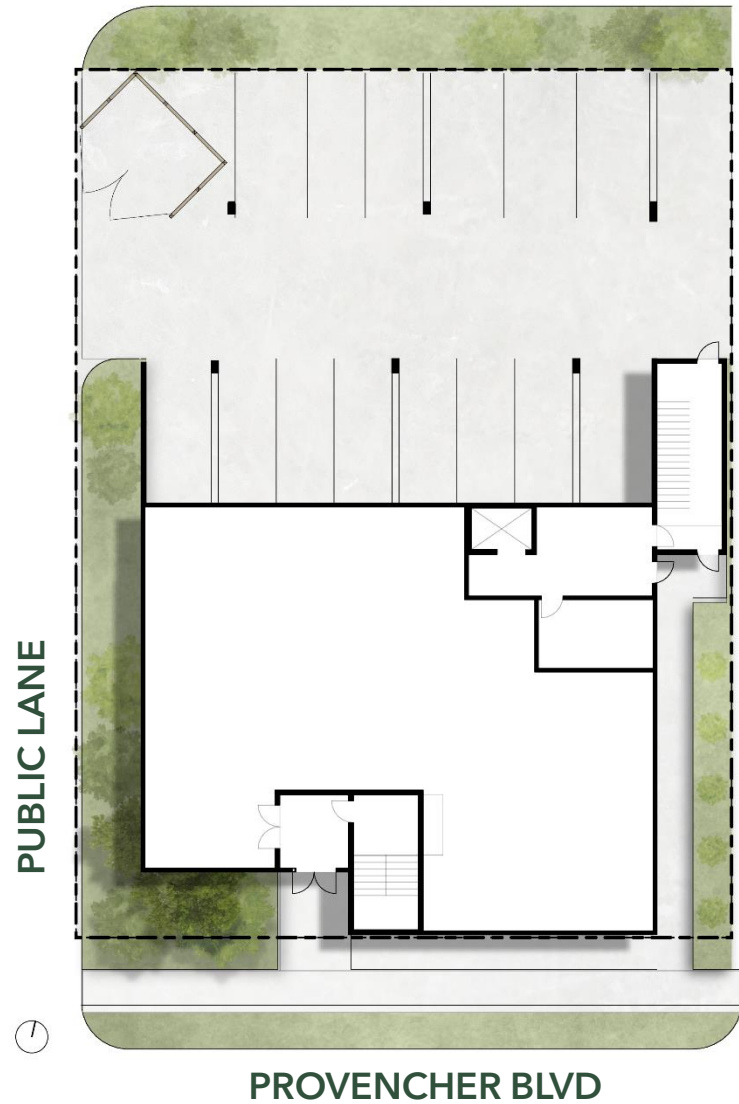


Preliminary Design Concept 1

- A 6-storey building
- Commercial space at grade
- 35 dwelling units above
 - One-, two-, and three-bedroom units
- 15 surface parking stalls
 - At the rear of the building
- Secure indoor bike parking
- Room for new landscaping



Preliminary Design Concept 1

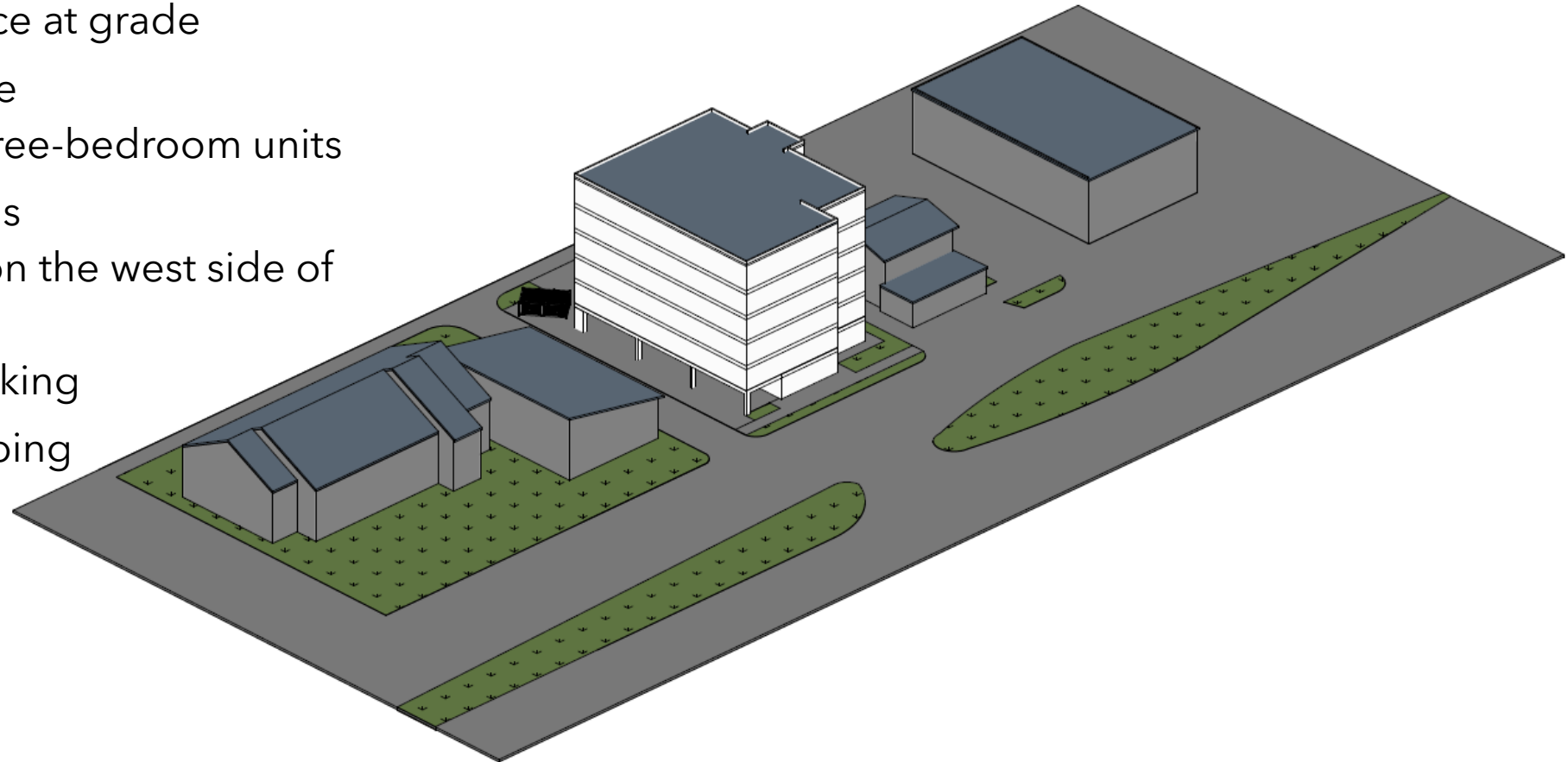


Preliminary Design Concept 1

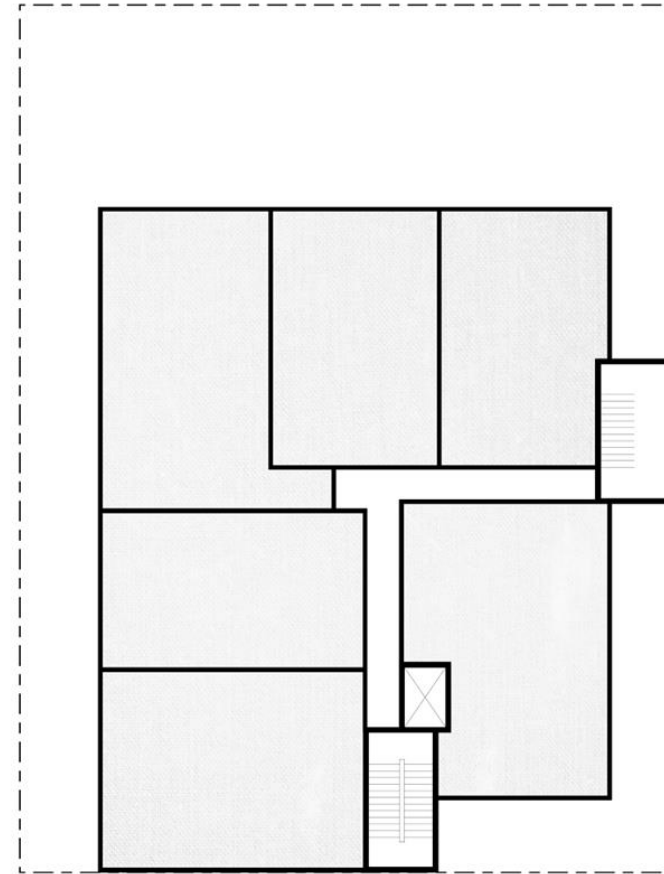
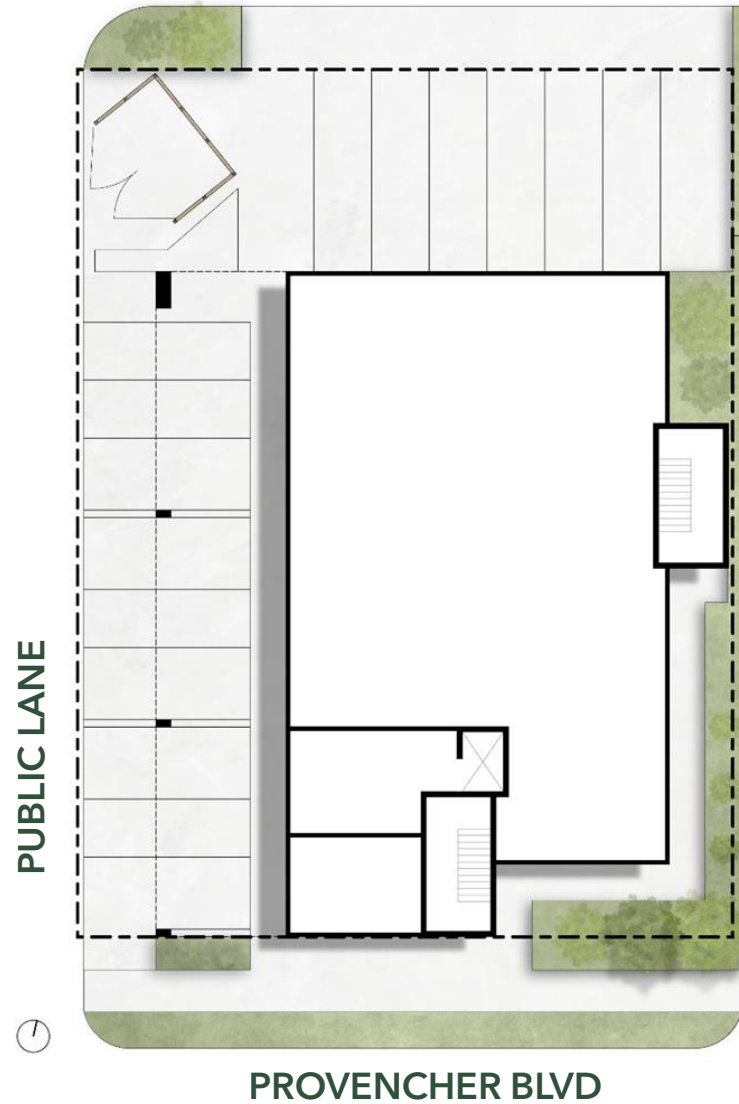


Preliminary Design Concept 2

- A 6-storey building
- Commercial office space at grade
- 30 dwelling units above
 - One-, two-, and three-bedroom units
- 17 surface parking stalls
 - Covered parking on the west side of the building
- Secure indoor bike parking
- Room for new landscaping



Preliminary Design Concept 2

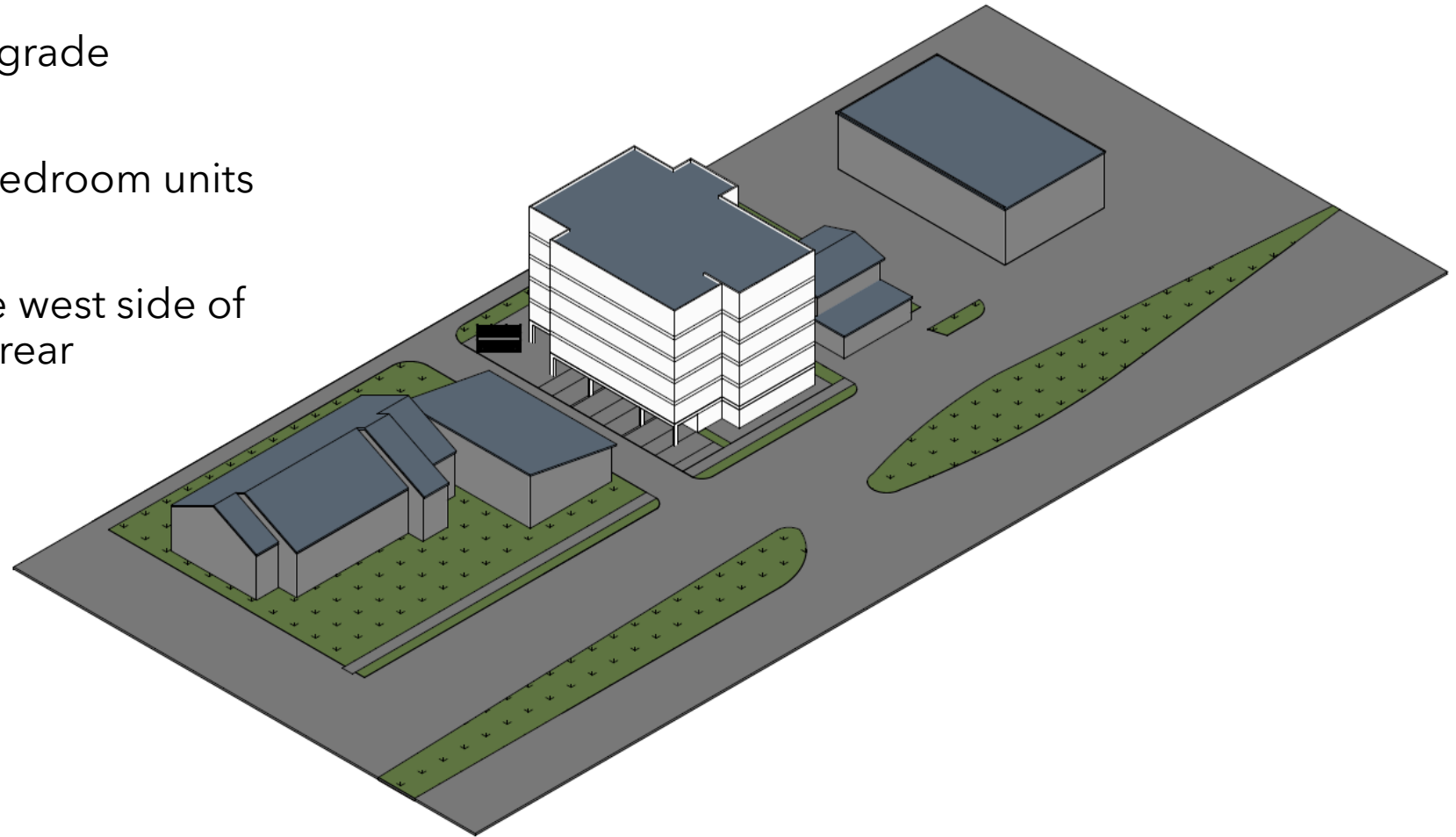


Preliminary Design Concept 2

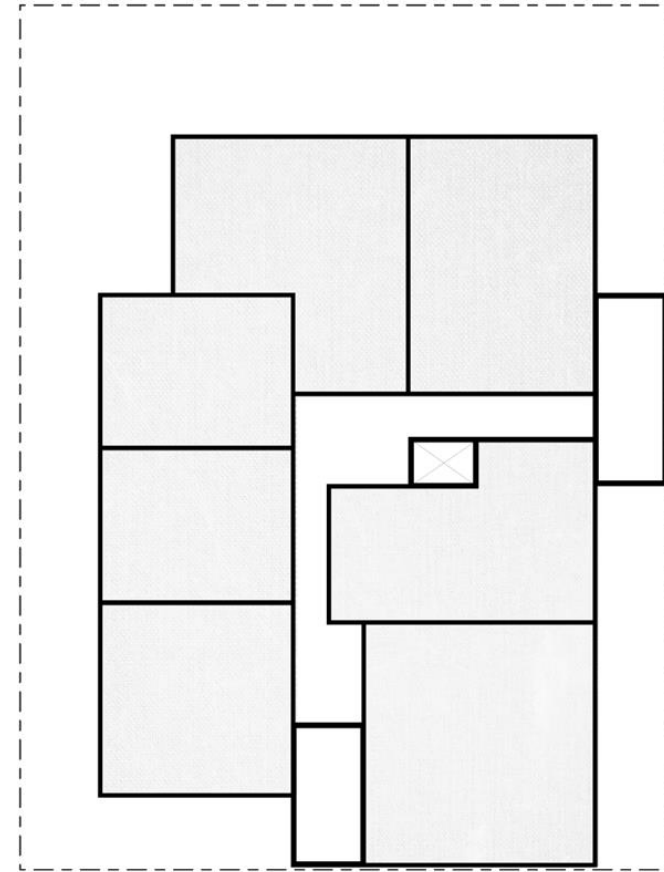
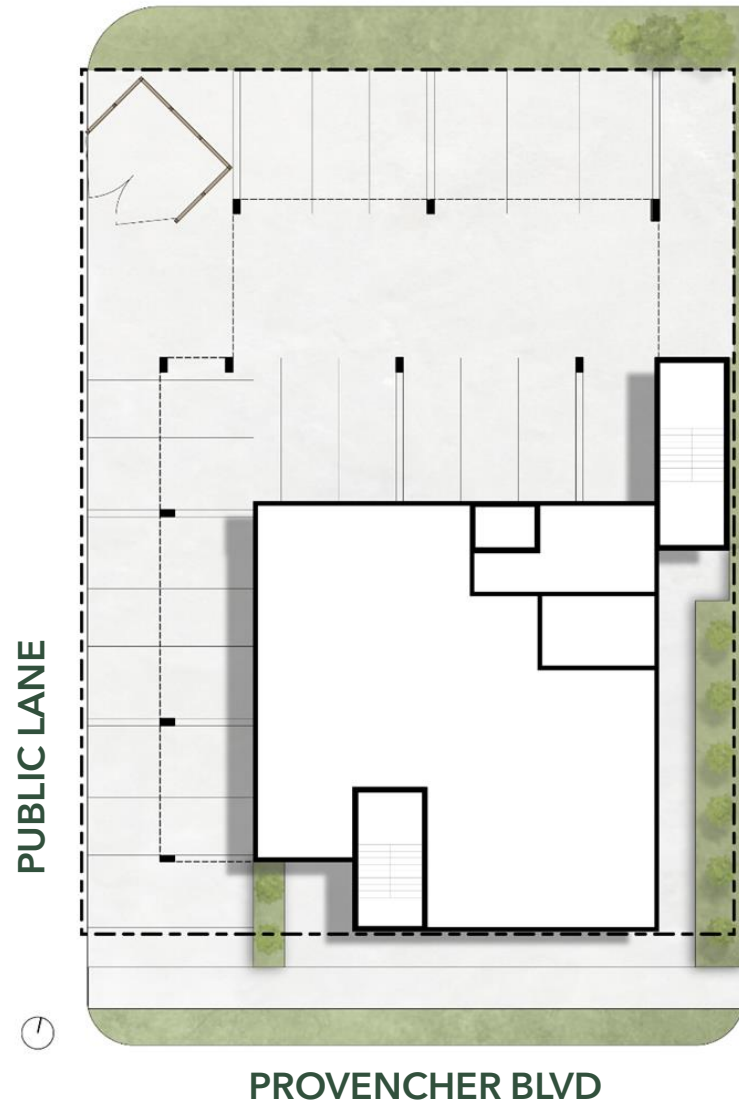


Preliminary Design Concept 3

- A 6-storey building
- Commercial office space at grade
- 35 dwelling units above
 - One-, two-, and three-bedroom units
- 21 surface parking stalls
 - Covered parking on the west side of the building and at the rear
- Secure indoor bike parking
- Room for new landscaping



Preliminary Design Concept 3



Preliminary Design Concept 3



Next Steps

The next steps in the planning process are likely to include:

01

Review comments from today's meetings and the online feedback form.

02

Continue to work with City of Winnipeg (Planning, Public Works, Water & Waste, etc.) on planning due diligence.

03

Refine design concept and return to stakeholders with preferred design (*November 2024 - anticipated*).

04

Submit a development application to the City of Winnipeg (*Winter 2024 - anticipated*).

Thank You

If you have any further questions, please contact:

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OR

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or **204-453-8008**

www.landmarkplanning.ca

Thank you for attending today's stakeholder meeting.

Your feedback is important to us, so please fill out an online comment sheet at the following link:

<https://www.surveymonkey.com/r/Provencher>