

# 197 Osborne Street

## Stakeholder Meeting #2

February 8th, 2021 (4 PM and 7 PM)



# Overview

- Who are we?
- What would we like to do?
- Planning Context
- Engagement Process
- What we Heard
- Preliminary Design Concepts
- Timelines
- Next Steps
- Questions?



# Who are we?

## What would we like to do?

**AMS Ventures Ltd.**, a local developer, is currently working towards an application to consolidate and rezone the land so that they can eventually accommodate a mixed-use multi-family development. AMS recognizes that nearby residents and stakeholders may be interested in the redevelopment of this property.

**NumberTEN Architects** are leading the design of the proposed development.

**Landmark Planning & Design** is leading this engagement process and planning process. Tonight, we will provide a project update, share preliminary design concepts, and outline next steps. We would also like to receive your input and address any concerns or questions you may have.



# Site Context



The site is 26,961 sq. ft. in size and includes two parcels, each zoned C2 (commercial):

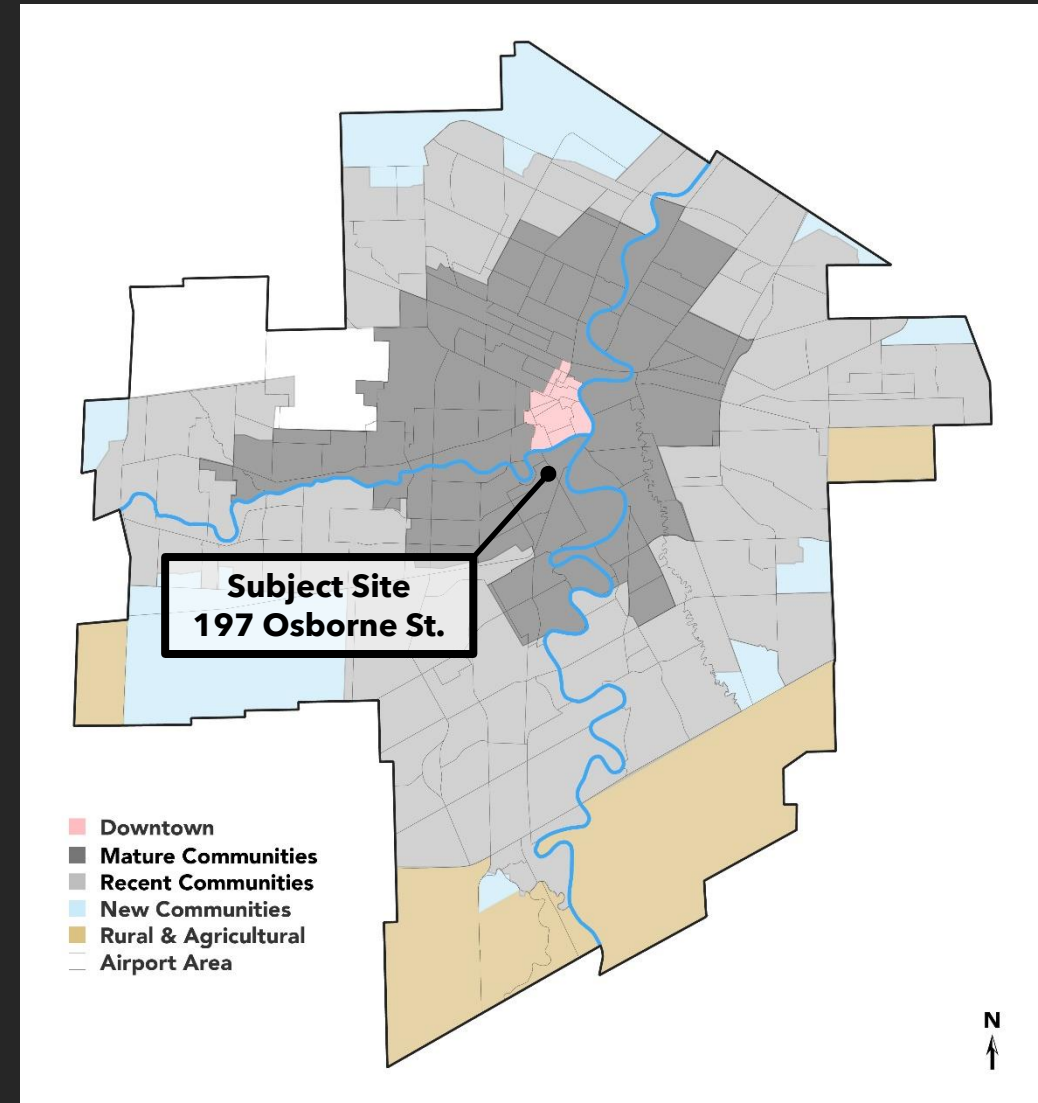
- Eastern boundary: Osborne Street
- Southern boundary: Wild Planet
- Western boundary: Rear Lane
- Northern boundary: Gertrude Avenue

# 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:

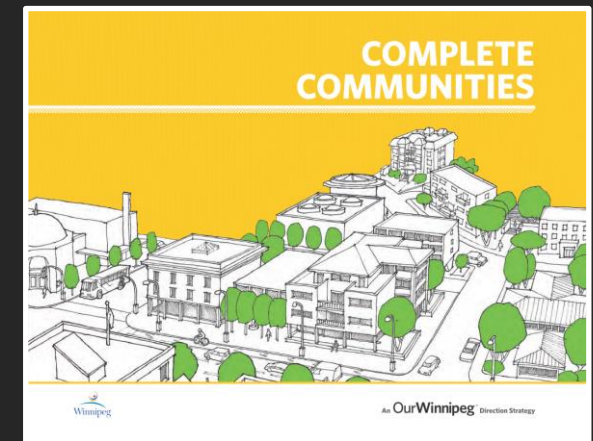
- Winnipeg's early suburbs, mostly developed before the 1950s. Key features are a grid road network with back lanes and sidewalks, varying densities, and a fine grained mix of land uses along commercial streets. Many of these communities have a full range of municipal services.
- These communities present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



# Our Winnipeg – Policy Context

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

- 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
- Support new developments that are contiguous with existing developments to **minimize the spatial use of land** and the extension of services
- Accommodate intensification within existing communities in a sensitive manner that **recognizes the existing form** and the character of its location
- Support the creation of a **range of sizes, forms and tenures of housing**
- Support **contextually-sensitive infill development** that builds complete and inclusive communities
- Encourage **mixed-use** developments



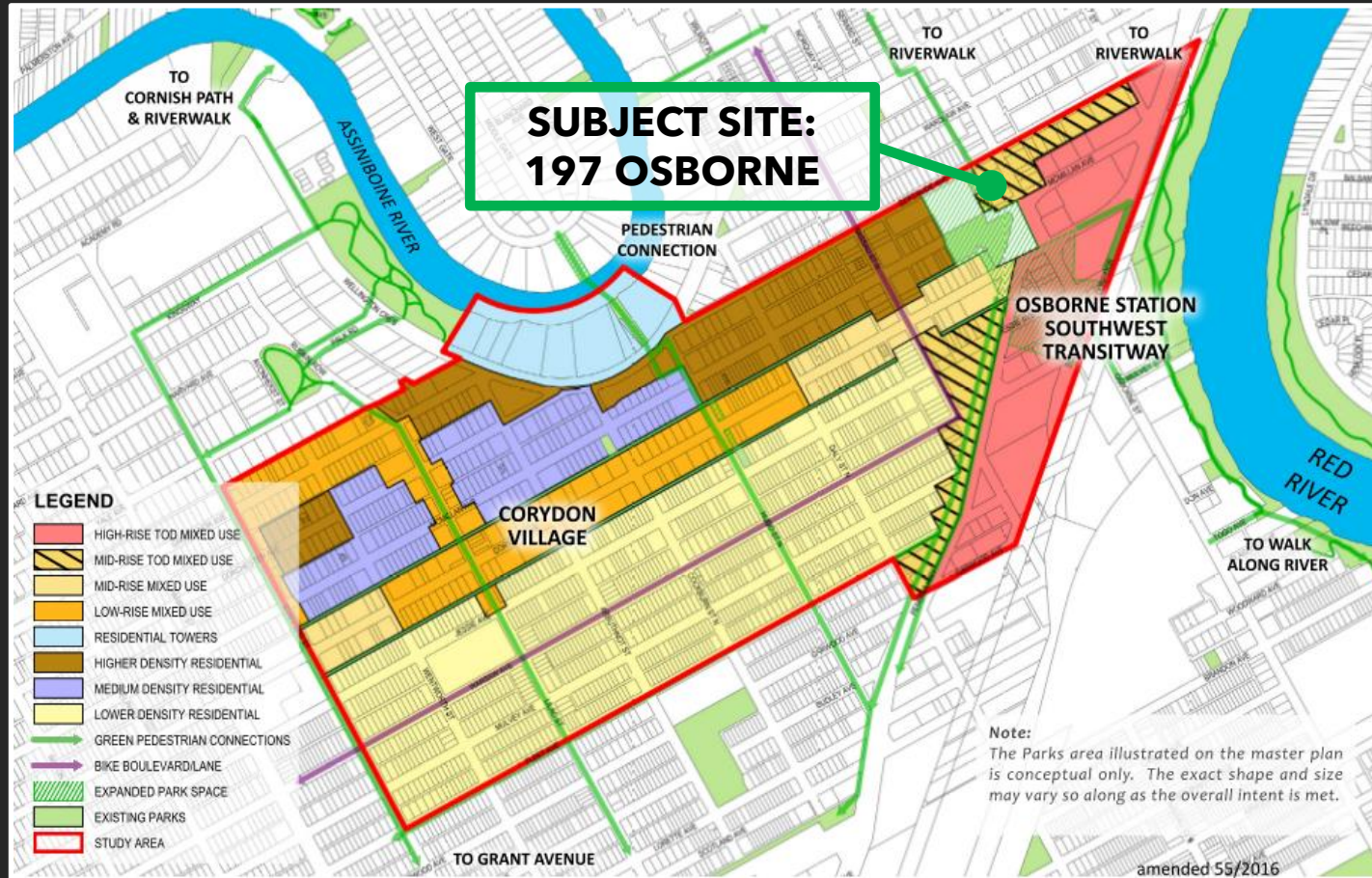
# Corydon-Osborne Secondary Plan – Policy Context

## The vision and supporting objectives of the Corydon-Osborne Secondary Plan include:

- Intensify land uses and densities in proximity to Osborne Station and encourage transit oriented development
- Facilitate mixed-use infill development
- Provide a full range of housing options
- Design pedestrian-oriented buildings that enhance the public realm
- Promote strong urban design and architectural design
- Encourage multi-modal transportation options



# Corydon-Osborne Secondary Plan – Policy Context



- The subject site is located within the **Mid-Rise TOD Mixed-Use Policy Area** of the Secondary Plan
- TOD (Transit Oriented Development) is the principle of encouraging density and mixed-uses within proximity of public transit
- This Policy Area is intended to accommodate mixed-use buildings up to 8-storays in height, preferably with commercial on the lower floors and residential above



# Osborne Village Context



**Osborne Village is a unique neighbourhood with a diverse mix of densities, land uses, and housing types all within a relatively small area. The subject site is well-suited to fit within this context:**

- There's a desire for additional residential housing options in the area
- It's in close proximity to Osborne Station and Winnipeg Transit options
- Additional residents can support local retail, restaurants, services, and schools
- There's an opportunity for additional density at the south end of Osborne Village

# Zoning Context



## The proposed use fits the existing pattern of zoning in Osborne Village:

- The property is currently zoned C2.
- The parcels in red are zoned as Commercial
- The parcels in orange are zoned R2 (residential two-family)
- The parcels in brown are zoned RMF (residential multi-family)

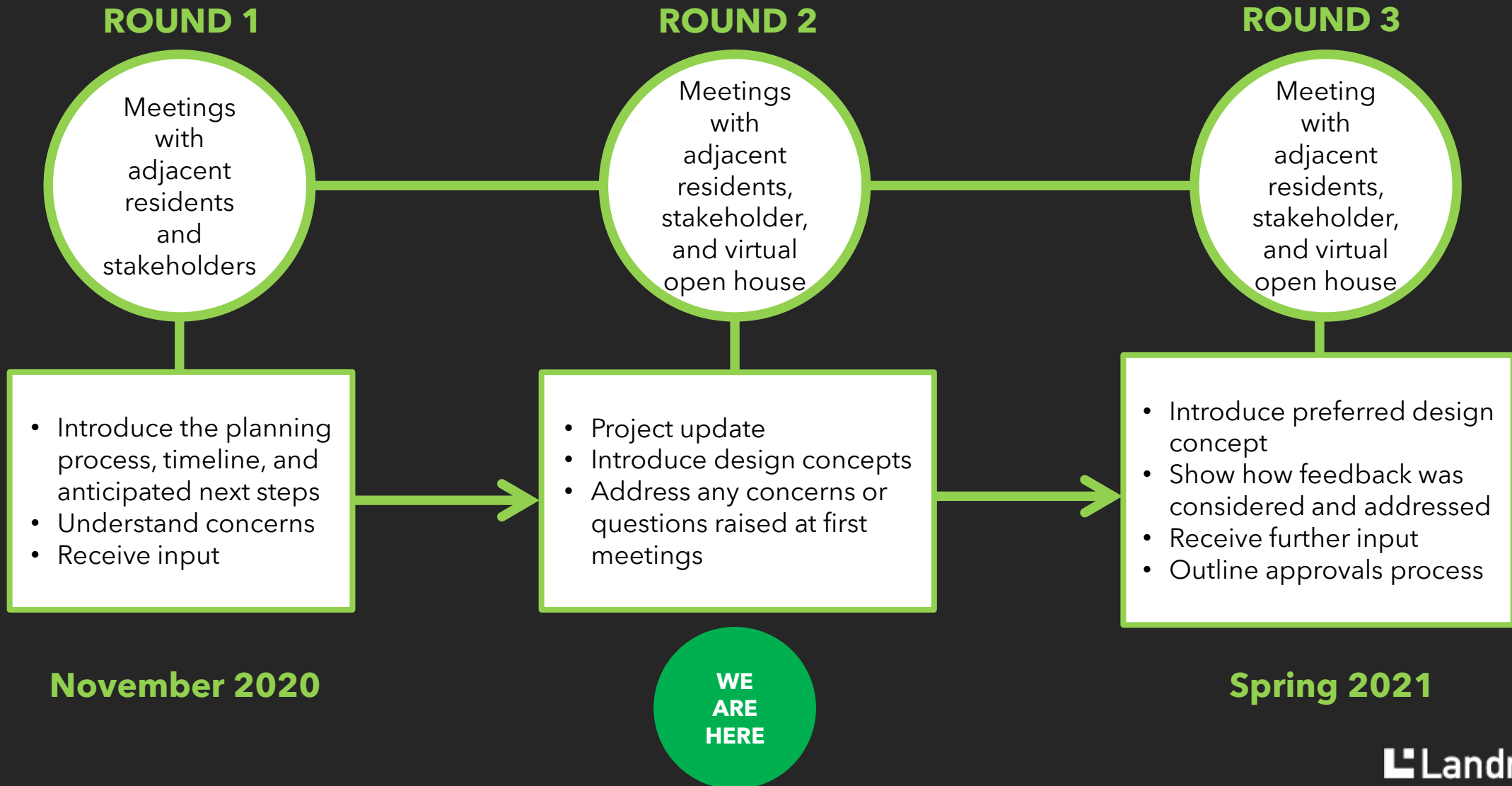
# Transit Service

The site is very well served by Transit. The following Transit routes are within a three minute walk of the site:

- Route 16
- Route 18
- Route 47
- Route 58
- Route 60
- Route 65
- Route 66
- Route 68
- Route 635
- Blue Line



# Stakeholder Engagement



# What We Heard

**During the first round of adjacent resident meetings in November 2020, a few key concerns were raised by nearby residents, businesses and stakeholders. The Project Team is working to address these concerns through the planning and design process. The Project Team is open to other ideas as they may arise.**

## Parking

- Demand for on-street parking was noted as a concern
- The preliminary design concepts include a two-level indoor parkade, plus surface stalls located along the rear lane
- A Parking Study will be undertaken to better understand parking impacts and how to mitigate them

## Design and Aesthetics

- Some stakeholders noted that due to the prominent location of the subject site, the building should be well-designed and fit within the Osborne Village Context
- NumberTEN Architectural Group has been retained to lead the design process
- The proposal would feature a high-quality, concrete building with a variety of colours, materials, and articulation

# What We Heard

## Pedestrian Friendliness

- Some stakeholders noted that both pedestrian friendliness and the public realm should be considered in the design
- The proposal would feature active frontages on both Osborne Street and Gertrude Avenue, including entrances to the residential lobby and street-level retail units
- Two of the concepts include a small outdoor patio area at street level

## Shadows

- Shadows from any proposed building were noted as a concern
- The Project Team will prepare a shadow study as part of the planning process
- The final design will need to meet City of Winnipeg requirements for minimum sunlight

# Planning Considerations

**As with any planning process, the project team has considered a variety of factors in the development of concepts. These include:**

- Traffic and site access
- Parking
- Density
- Height and shadows
- Setbacks and privacy
- Market considerations
- Resident and stakeholder input
- Servicing constraints
- The public and pedestrian realm
- Architecture and urban design
- Osborne Village character and context
- Other matters as they arise

# Preliminary Design Concepts

**Over the past several months, the project team has developed three preliminary design concepts for the subject site, each with unique aspects and features. These include:**

- Concept 1:
  - An 8-storey building (1-storey commercial podium plus 7 residential storeys)
- Concept 2:
  - A 14-storey building (1-storey commercial podium plus 13 residential storeys)
- Concept 3:
  - A 10-storey building (1-storey commercial podium plus 9 residential storeys tapering down towards the north)

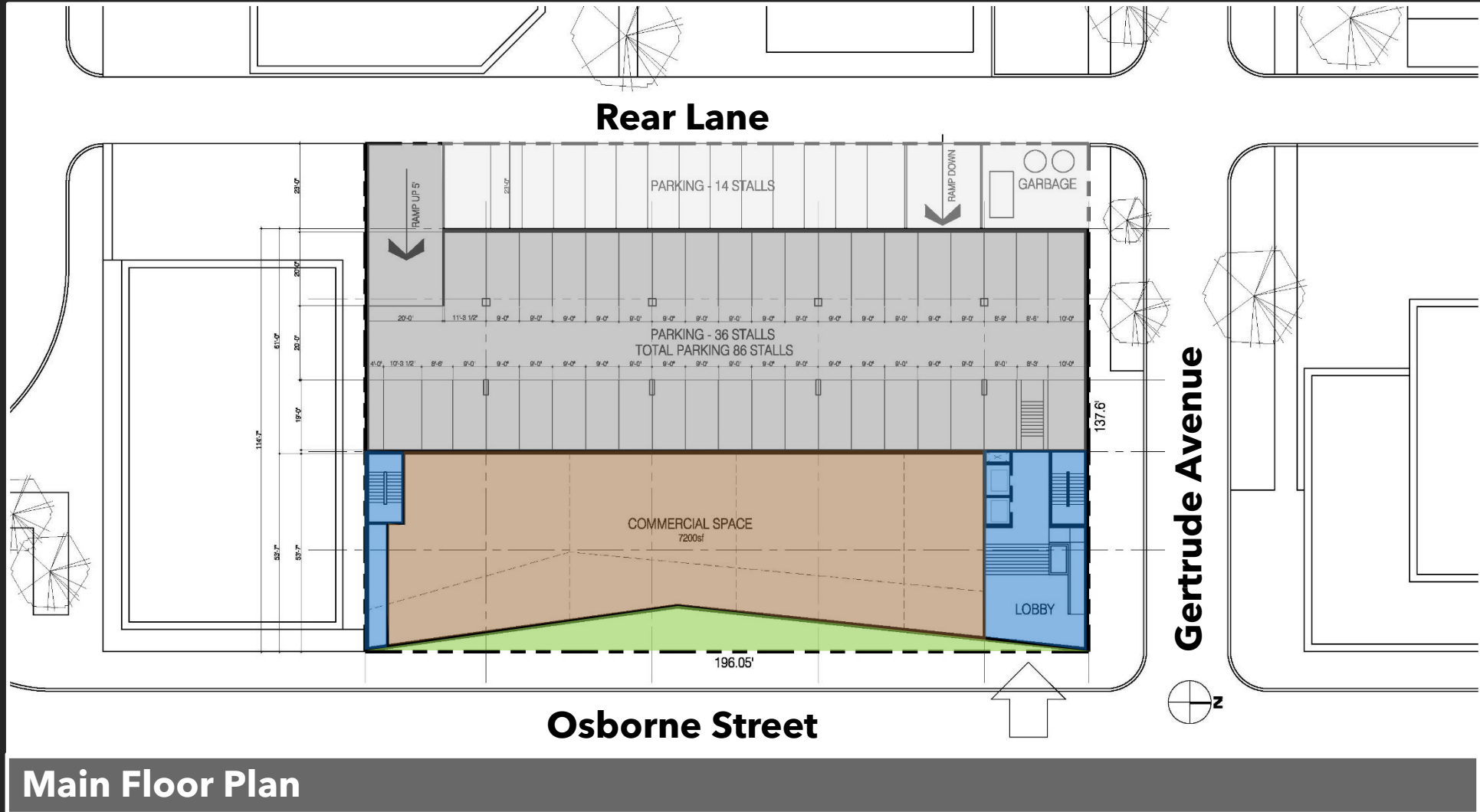
**The preliminary design concepts represented on the following slides are not final building designs. They are early sketches in order to illustrate size, massing, and context. Once a preferred concept is chosen, it will be developed in more detail.**



# Design Concept #1

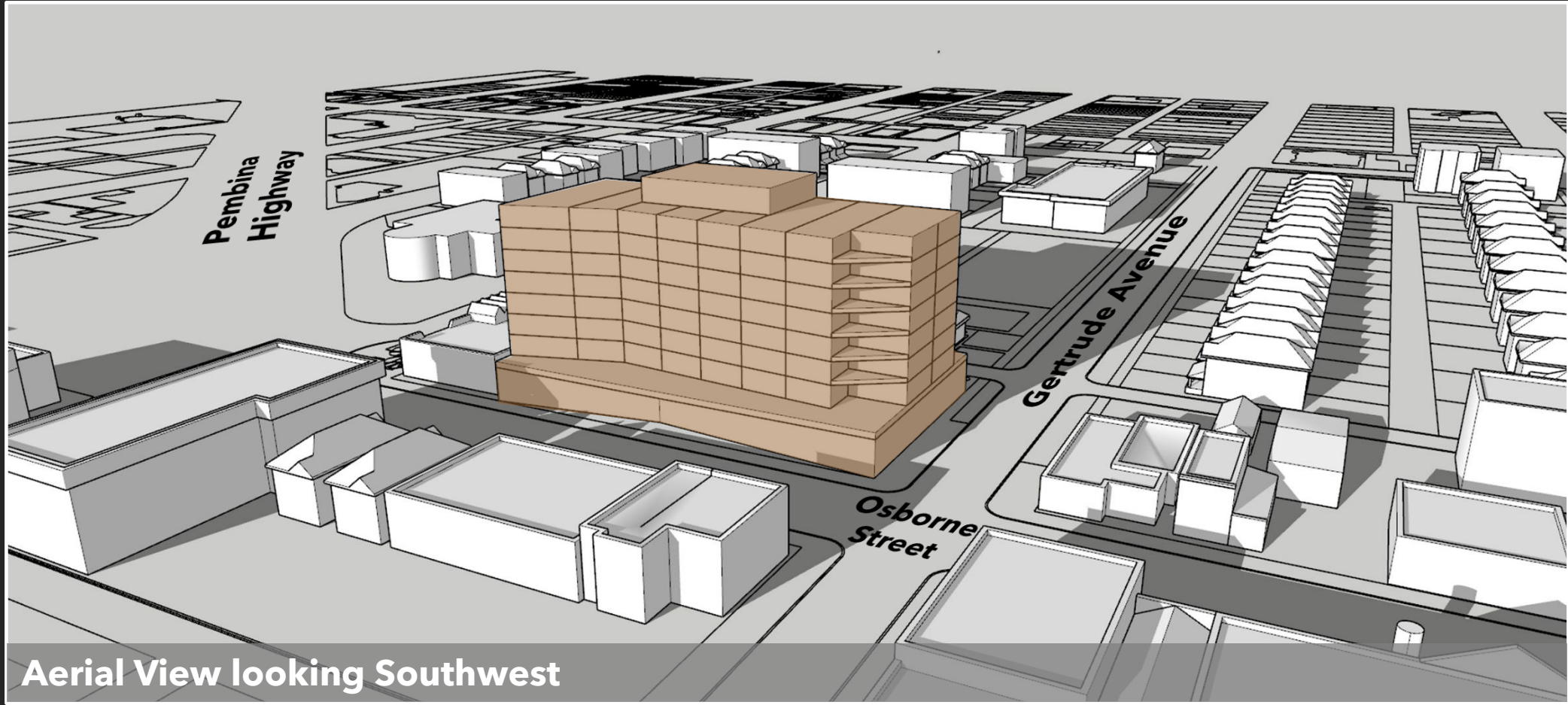
- 8-storeys (1 commercial, 7 residential)
- 105 residential units
- Two levels of parking, accessed off the rear lane (86 stalls)
- 7,200 sq. ft. of commercial space
- Communal balconies on the northeast corners of each floor
- Residential lobby entrance at the corner of Osborne Street and Gertrude Avenue

# Design Concept #1



Main Floor Plan

# Design Concept #1



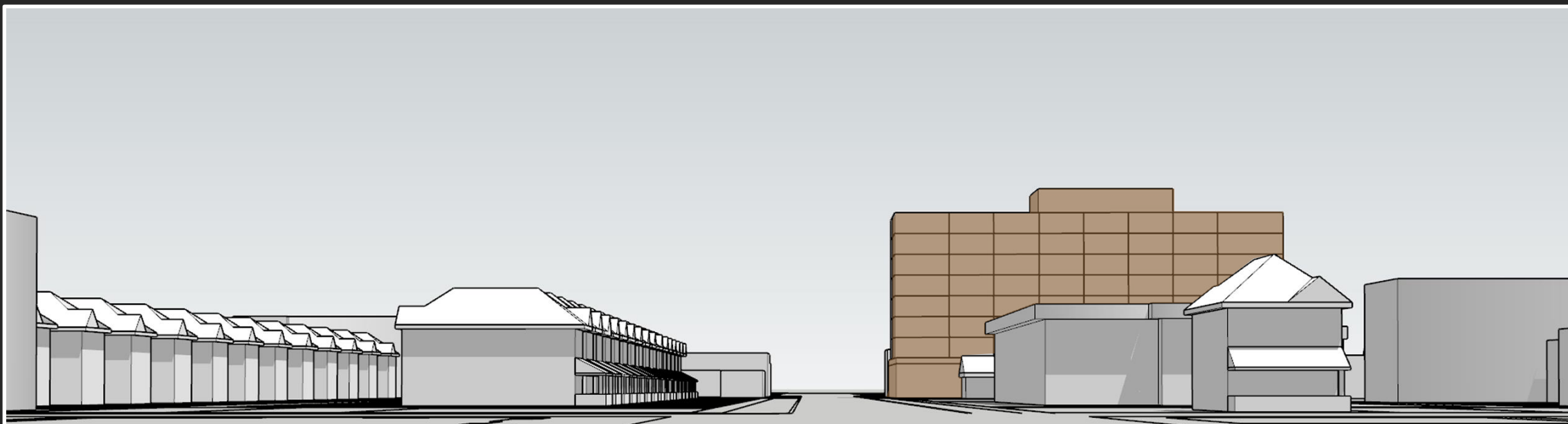
Aerial View looking Southwest

# Design Concept #1



View from Osborne Street looking South

# Design Concept #1



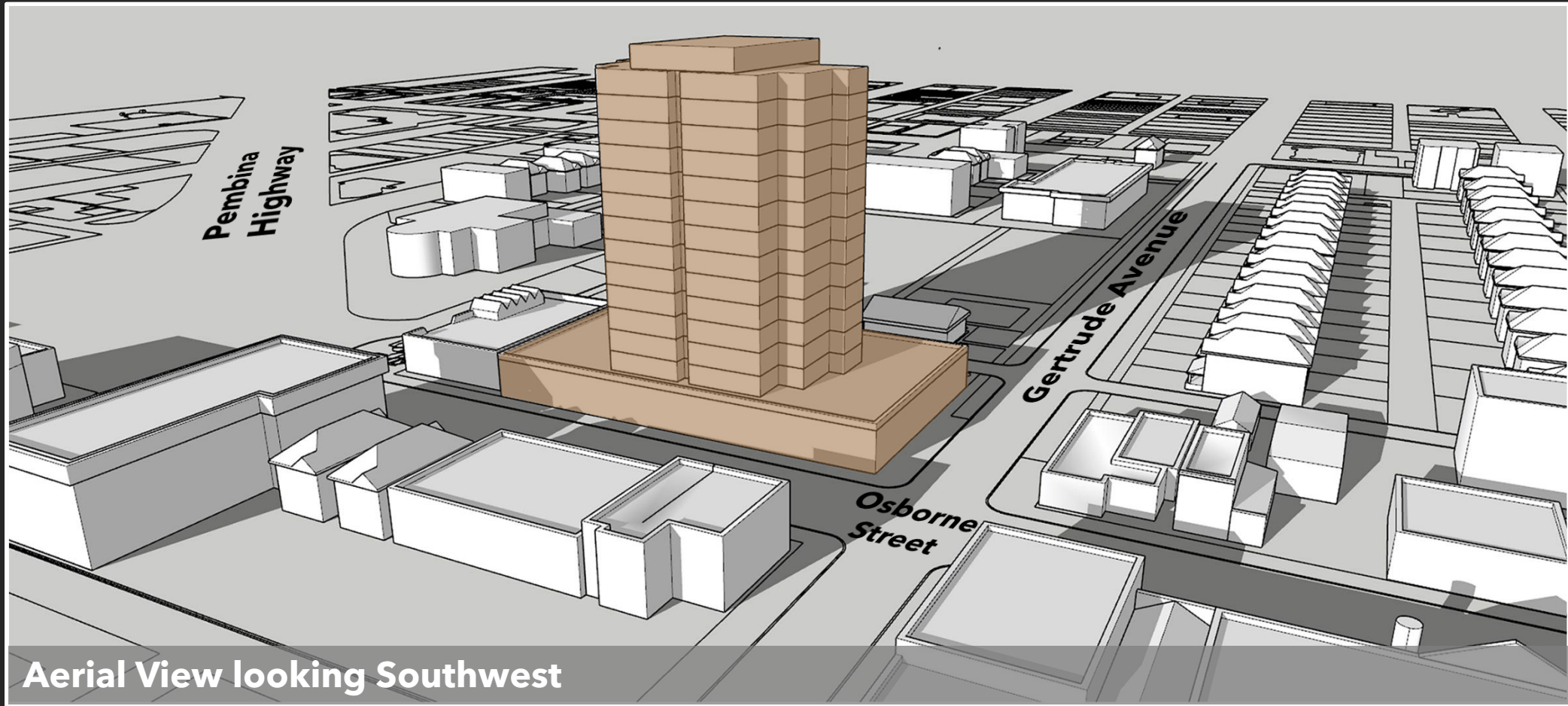
View from intersection of Gertrude Avenue and Nassau Street looking East

# Design Concept #2

- 14-storeys (1 commercial, 13 residential)
- 105 residential units
- Two levels of parking, accessed off the rear lane (86 stalls)
- 8,000 sq. ft. of commercial space
- Residential lobby entrance off Osborne Street



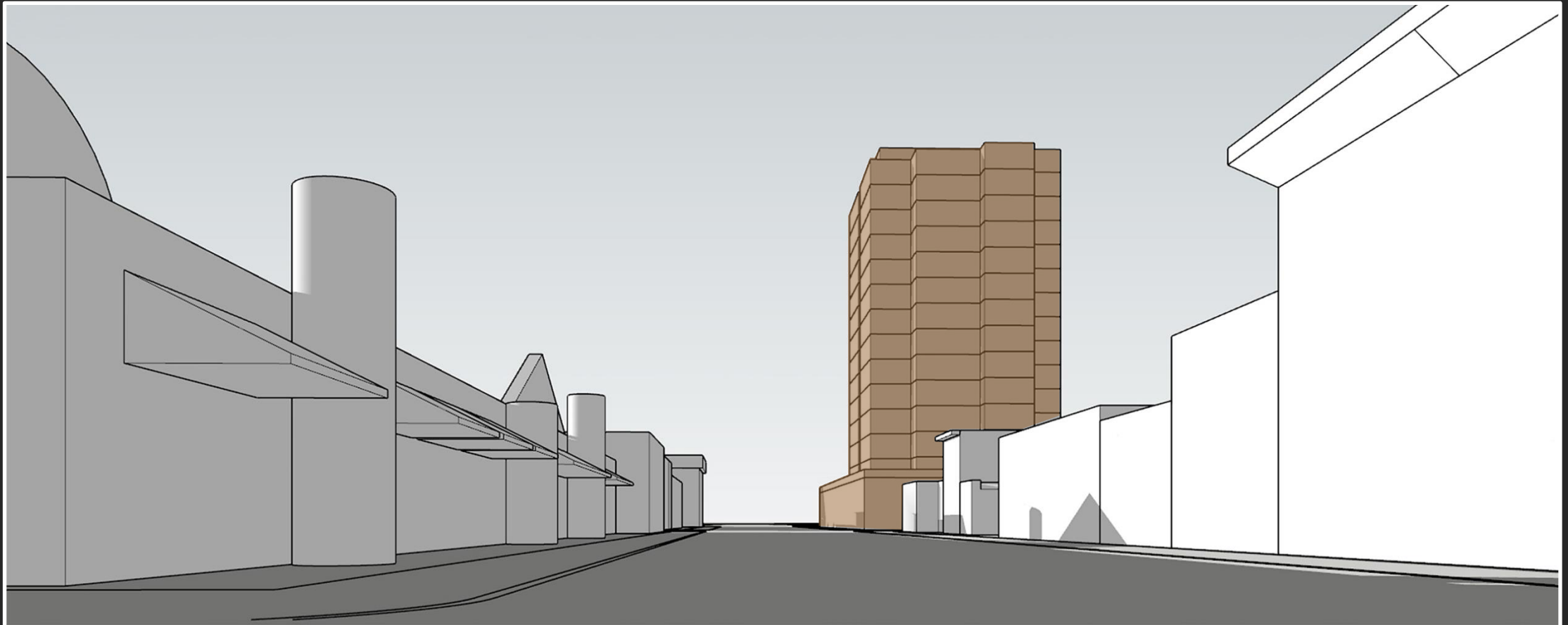
# Design Concept #2



Aerial View looking Southwest

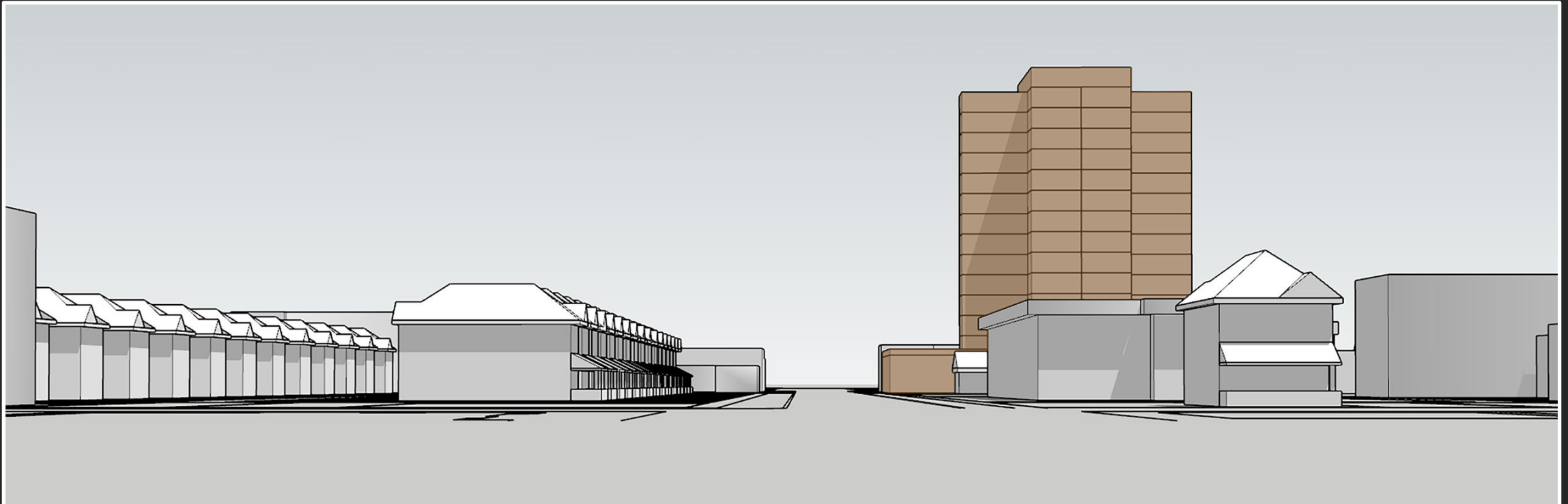


# Design Concept #2



View from Osborne Street looking South

# Design Concept #2



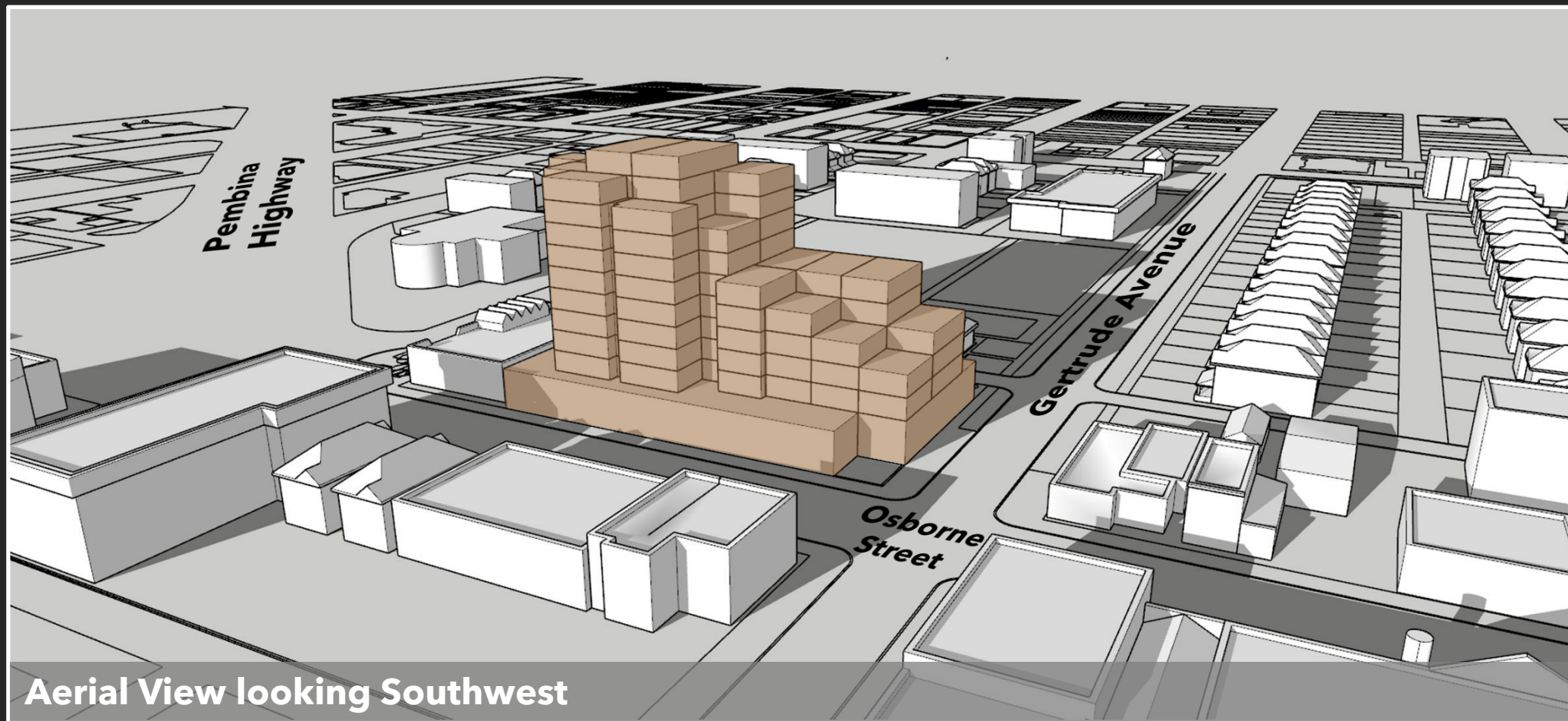
View from intersection of Gertrude Avenue and Nassau Street looking East

# Design Concept #3

- 10-storeys (1 commercial, 9 residential)
- 106 residential units
- Two levels of parking, accessed off the rear lane (86 stalls)
- Unique shape, with height tapering down towards the north
- 8,200 sq. ft. of commercial space
- Residential lobby entrance off Osborne Street



# Design Concept #3

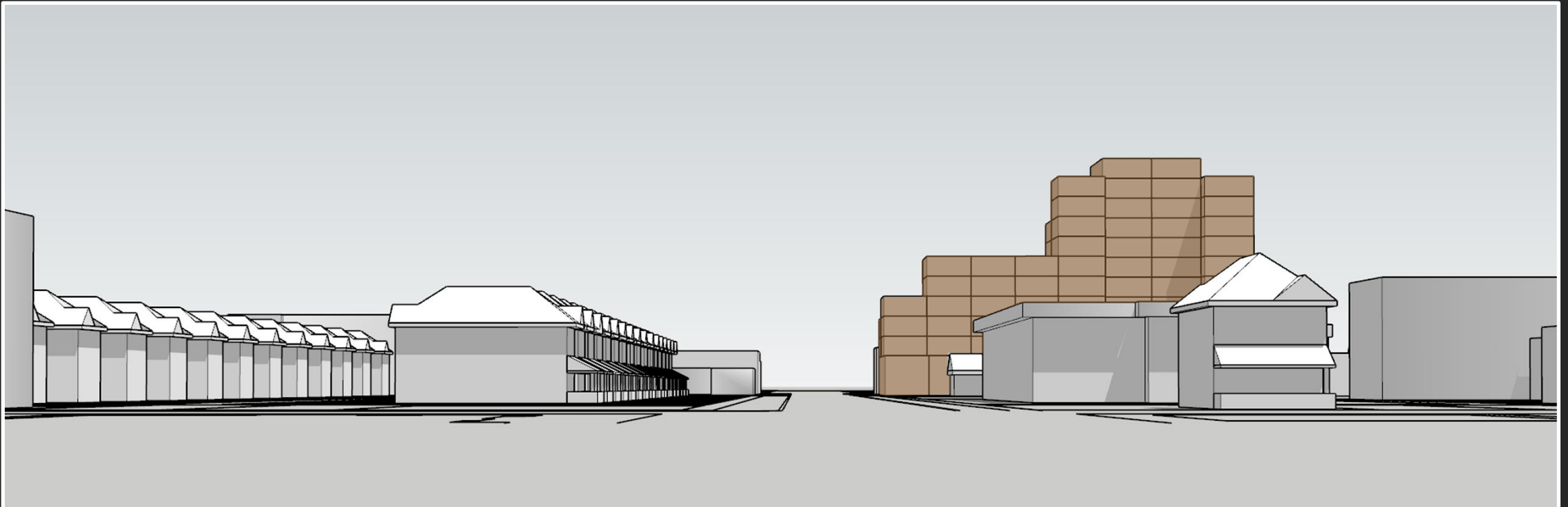


# Design Concept #3



View from Osborne Street looking South

# Design Concept #3



View from intersection of Gertrude Avenue and Nassau Street looking East

# Next Steps

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

- Review comments and feedback
- Continue to work with City Departments (Planning, Public Works, Water & Waste)
- Complete further due diligence (including a parking study and shadow study)
- Select a preferred design concept
- Host Round 3 meetings with residents and stakeholders, as well as a virtual Open House
- Make an application to rezone the property

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

[www.landmarkplanning.ca](http://www.landmarkplanning.ca)

<https://www.surveymonkey.com/r/197OsborneStreet-Round2>

**Thank you!**