



126, 130, 136 and 140 Sherbrook Street

Stakeholder Meeting

February 6th, 2023

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

Paragon Design | Build, a local Winnipeg developer and builder, is considering a proposal to consolidate and rezone the site so that it may eventually accommodate a mixed-use development. Paragon recognizes that nearby residents and businesses may be interested in the redevelopment of this site.

Affinity Architecture has been retained to lead the site and building design process.

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.

PARAGON
DESIGN | BUILD

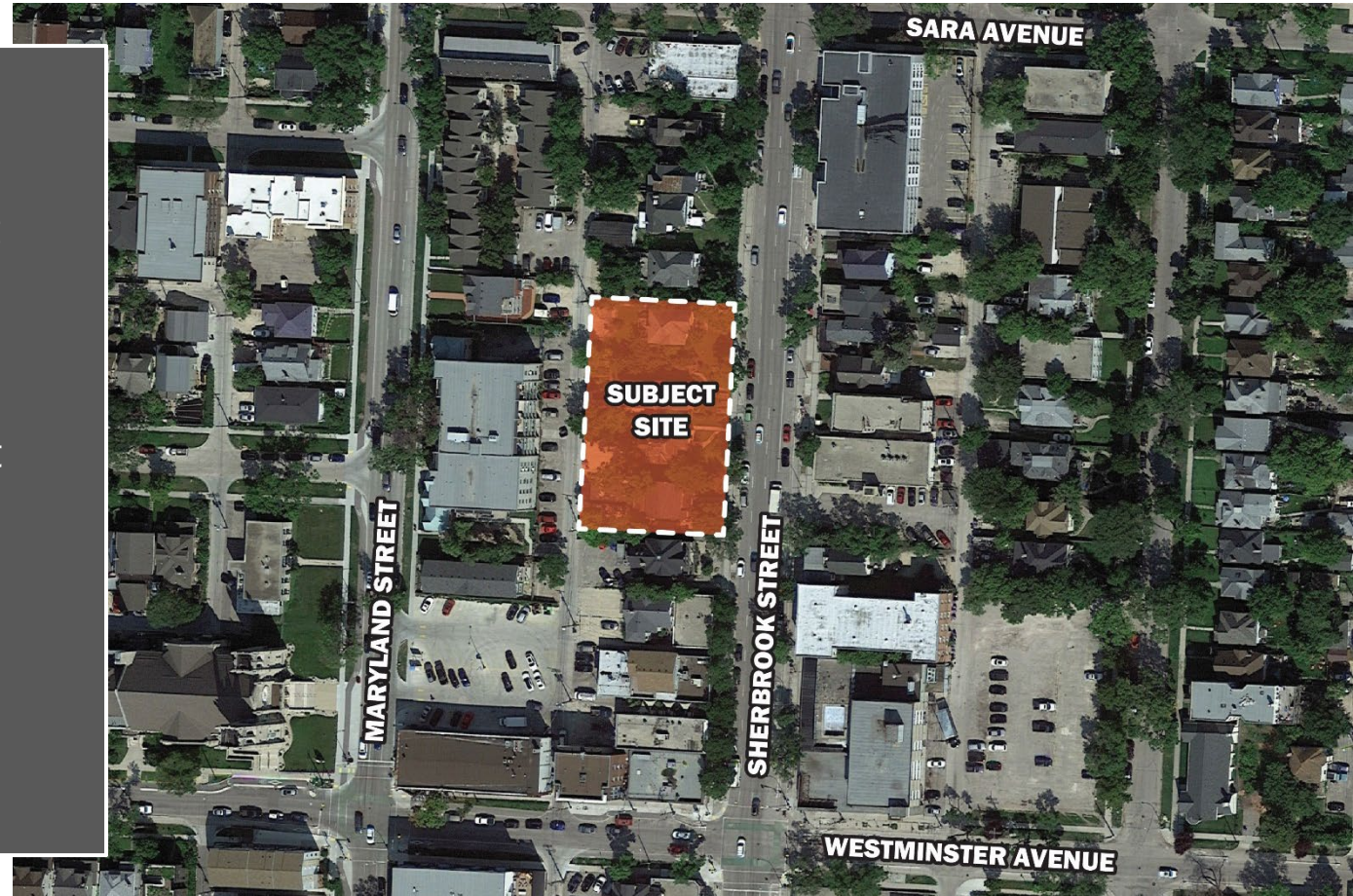
AFFINITY ARCHITECTURE Inc.


 Landmark
Planning & Design Inc.

Site Context

The four lots (126, 130, 136, and 140 Sherbrook St.) make up approximately 24,562 square feet in area.

- Northern boundary: 146 Sherbrook Street
- Eastern boundary: Sherbrook Street
- Southern Boundary: 120 Sherbrook Street (Crisis & Trauma Resource Institute)
- Western Boundary: Rear lane

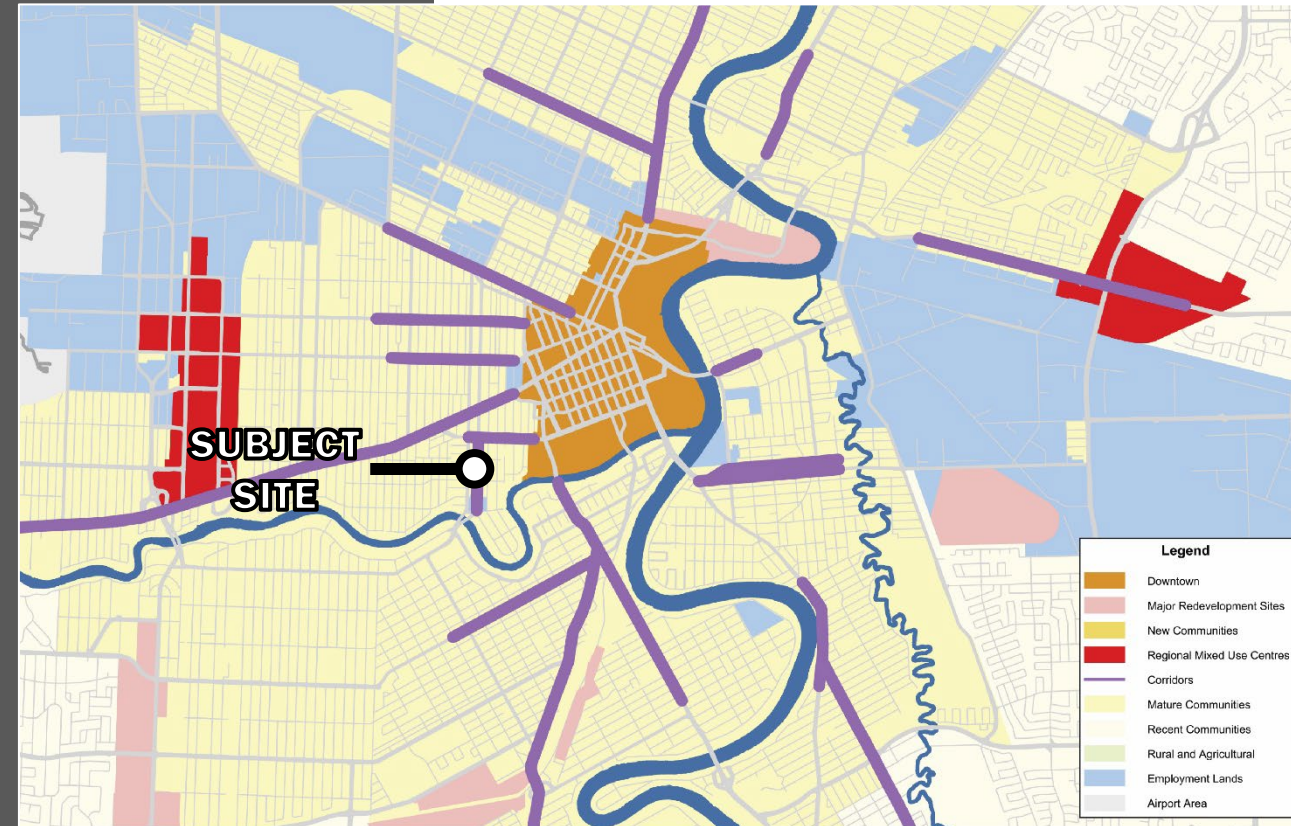


OurWinnipeg 2045 - Planning Context

OurWinnipeg 2045, the overall development plan for Winnipeg, designates every piece of land in the city for some form of land use.

Sherbrook Street in this location is designated as an Urban Mixed Use Corridor, which:

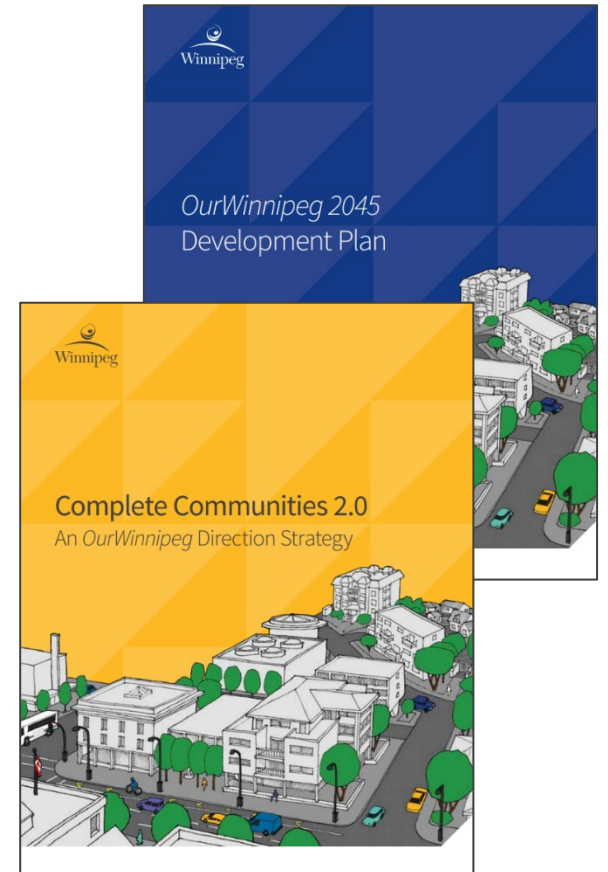
- Serves the purpose of accommodating pedestrian and transit-oriented places through residential and commercial intensification.
- Helps to complete communities through careful attention to urban design and strategic infrastructure investments.
- Provides the best opportunity for mixed use intensification outside of Downtown.



OurWinnipeg 2045 and Complete Communities 2.0 - Policy Context

OurWinnipeg 2045 and Complete Communities 2.0 include several policies and objectives that support a project like this one:

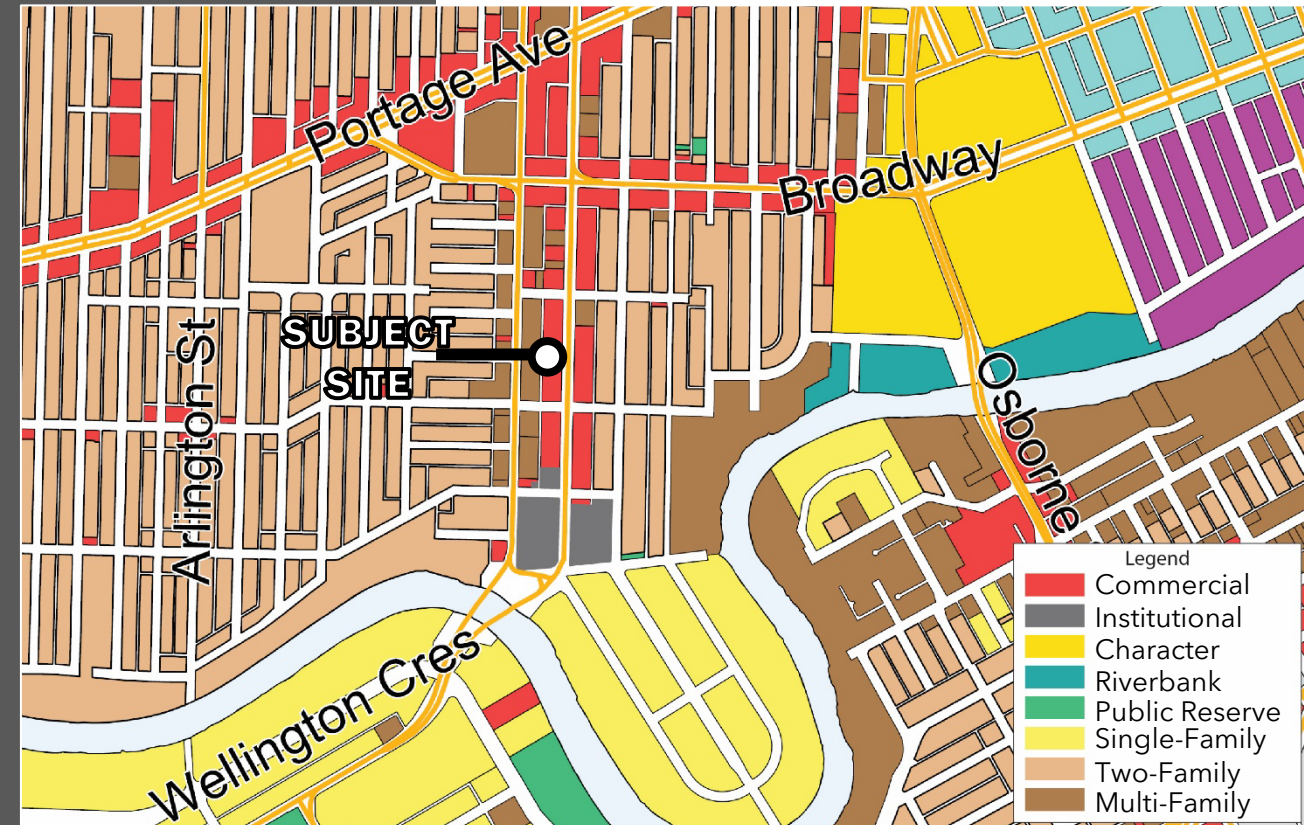
- Recognize Corridors as those that provide the best opportunity to achieve Complete Communities objectives
- Achieve the intensification target of 50% infill of new residential dwellings by making development in target areas easier
- Encourage strategic residential and commercial intensification
- Encourage mixed-use buildings with ground floor commercial
- Prioritize the creation of a comfortable pedestrian environment and attractive public realm through the use of design elements
- Use Corridors to provide amenities and opportunities for the surrounding neighbourhood



Zoning Context

The subject property is currently zoned C2 (Community Commercial).

- The West Broadway neighbourhood features a broad mix of land uses, including single-family (Armstrong's Point), two-family, multi-family, commercial, and institutional zoning.
- The developer is seeking to rezone the site to eventually accommodate a mixed-use multi-family development.



Neighbourhood Context

The West Broadway neighbourhood is well-suited for a mixed-use, multi-family development.

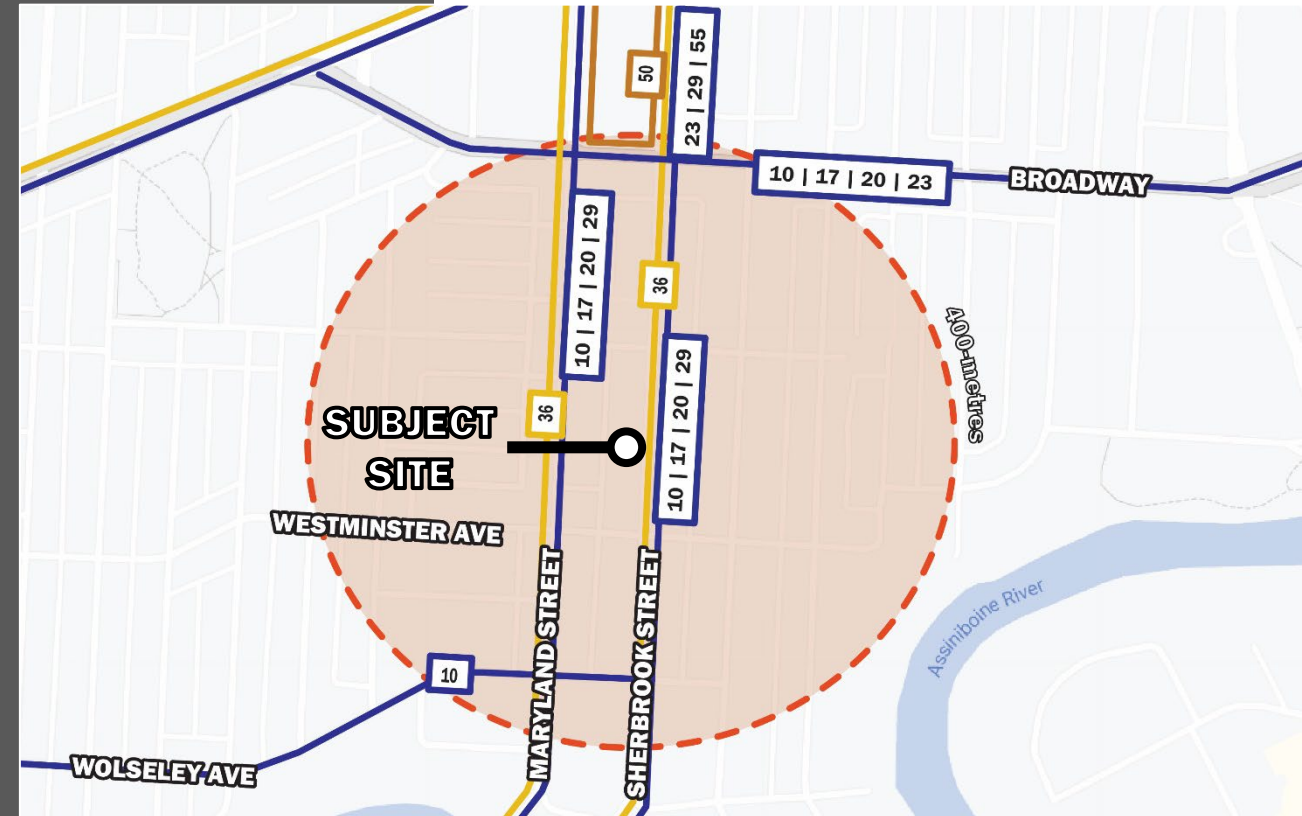
- There is a desire for rental housing in this area
 - Well-served by Transit
 - Close to retail, services, and commercial amenities
- Additional residents can support local retail and services
- The Subject Site lends itself well to this type of development
 - Fully serviced
 - Within the City of Winnipeg's Urban Infill Area
 - Helps to meet the City's infill target of 50% of new residential dwellings in designated areas



Transit System

The subject site is well-served by Winnipeg Transit.

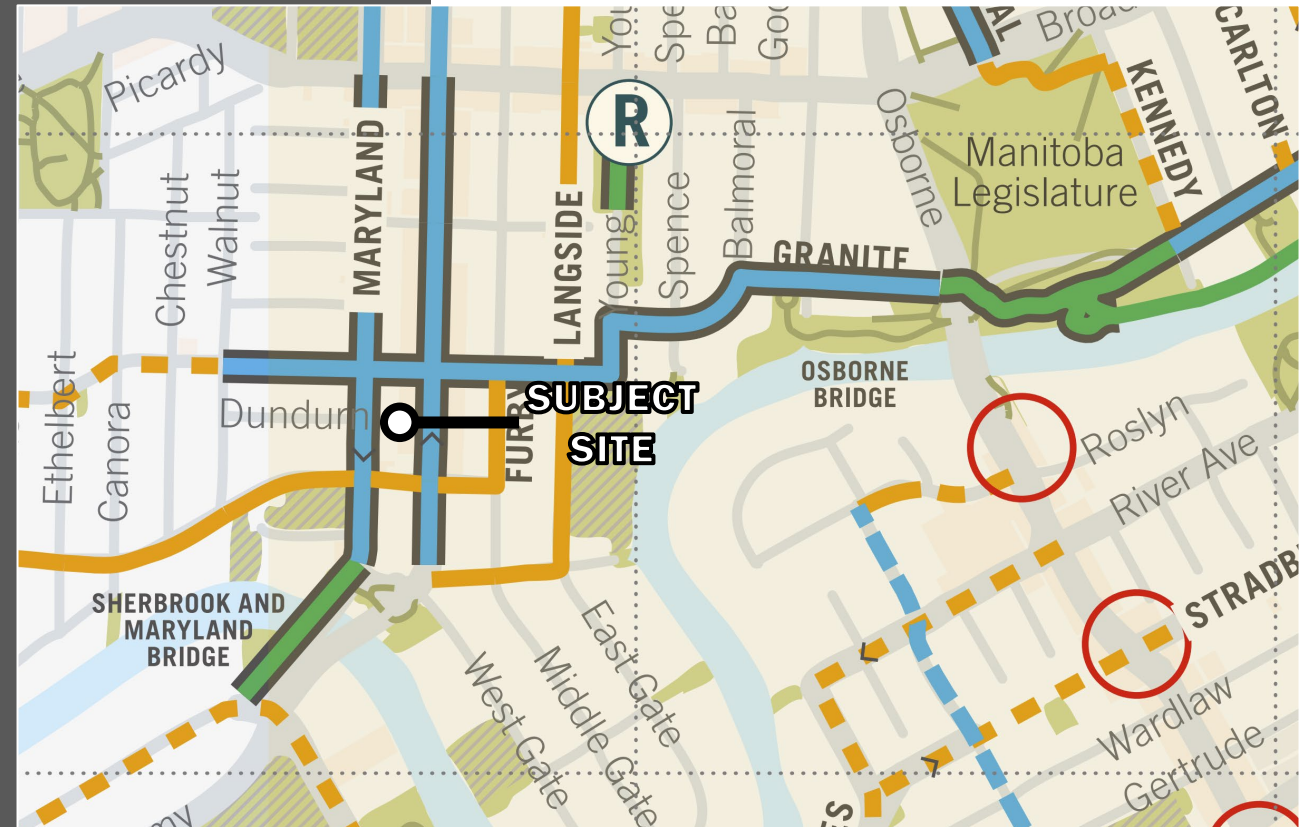
- Five routes are available within 100-metres of the property:
 - Routes 10, 17, 20, 29, and 36
- An additional three routes are available within 400-metres of the property:
 - Routes 23, 50, and 55



Active Transportation

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

- Sherbrook Street in this location has a protected bike lane (blue)
- Nearby protected and buffered bike lanes (blue) connect to informal on-street routes (orange) and off-street multiuse paths (green)



Multi-Family Examples (Paragon)

The following are examples of recent Paragon multi-family developments in Winnipeg:



255 Bell Avenue



1325 Jefferson Avenue



30 University Crescent



Public Engagement



Round One Stakeholder Meetings

February 2023

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



Round Two Stakeholder Meetings and Open House

April 2023 (Likely)

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



Submit Development Application

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
- Setbacks and Privacy
- Building Height and Shadows
- Landscaping
- Site Access and Lane Condition
- Traffic and Parking
- City Objectives and Policy Direction
- Servicing Capacity
- Architecture and Site Design
- Transit and Active Transportation
- Neighbourhood Character and Context
- Market Considerations
- Density
- Other matters as they arise

Preliminary Design Concepts

The Project Team has prepared three preliminary design concepts for consideration, which we will continue to refine as the planning process progresses.

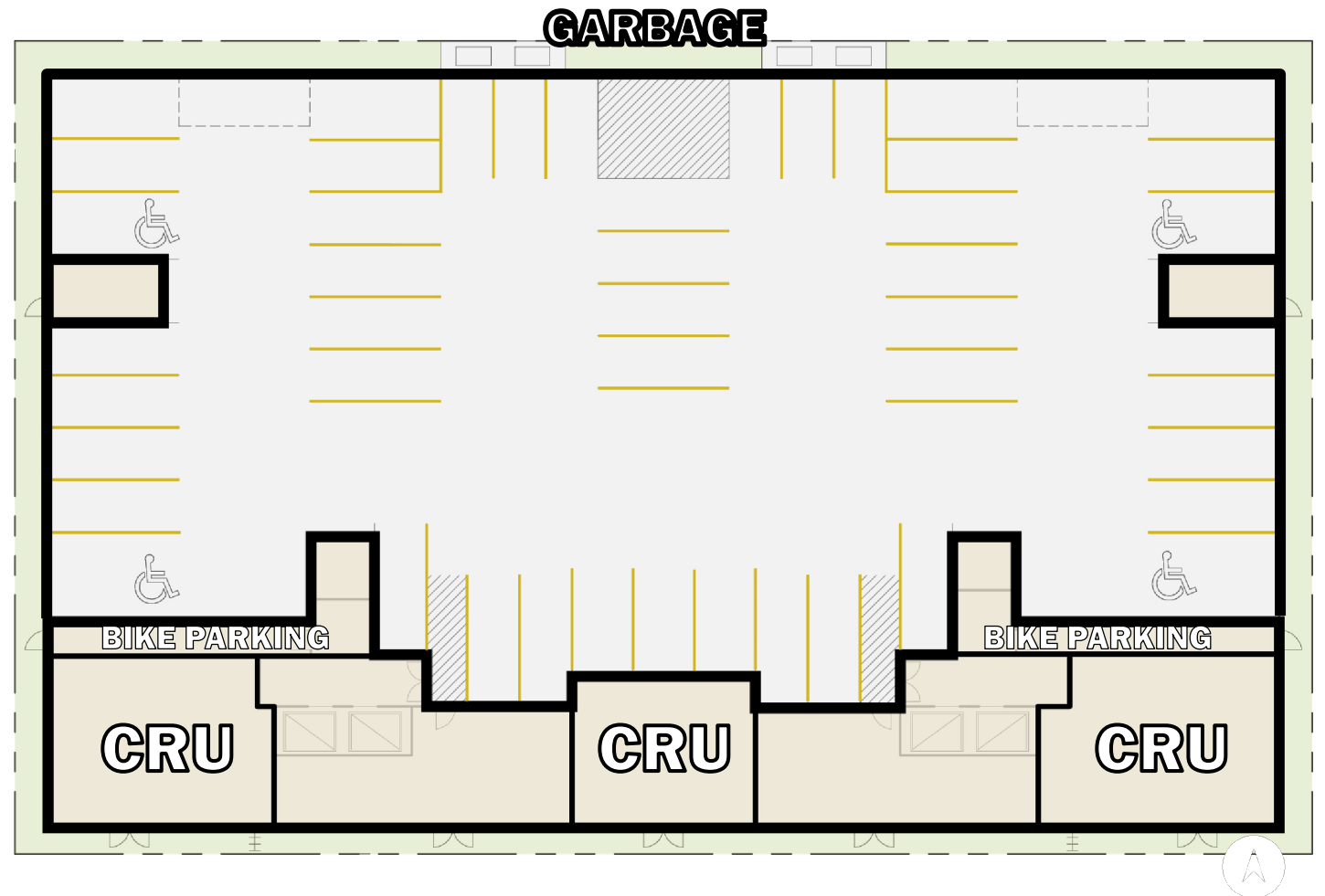
Each preliminary design concept features the following features:

- A mixed-use building
 - Commercial and residential units
- Between 120 and 160 residential units
 - Affordable housing units
- Surface level covered parking off the rear lane
 - Potential Peg City Car Co-op Stalls
- Secure bike parking



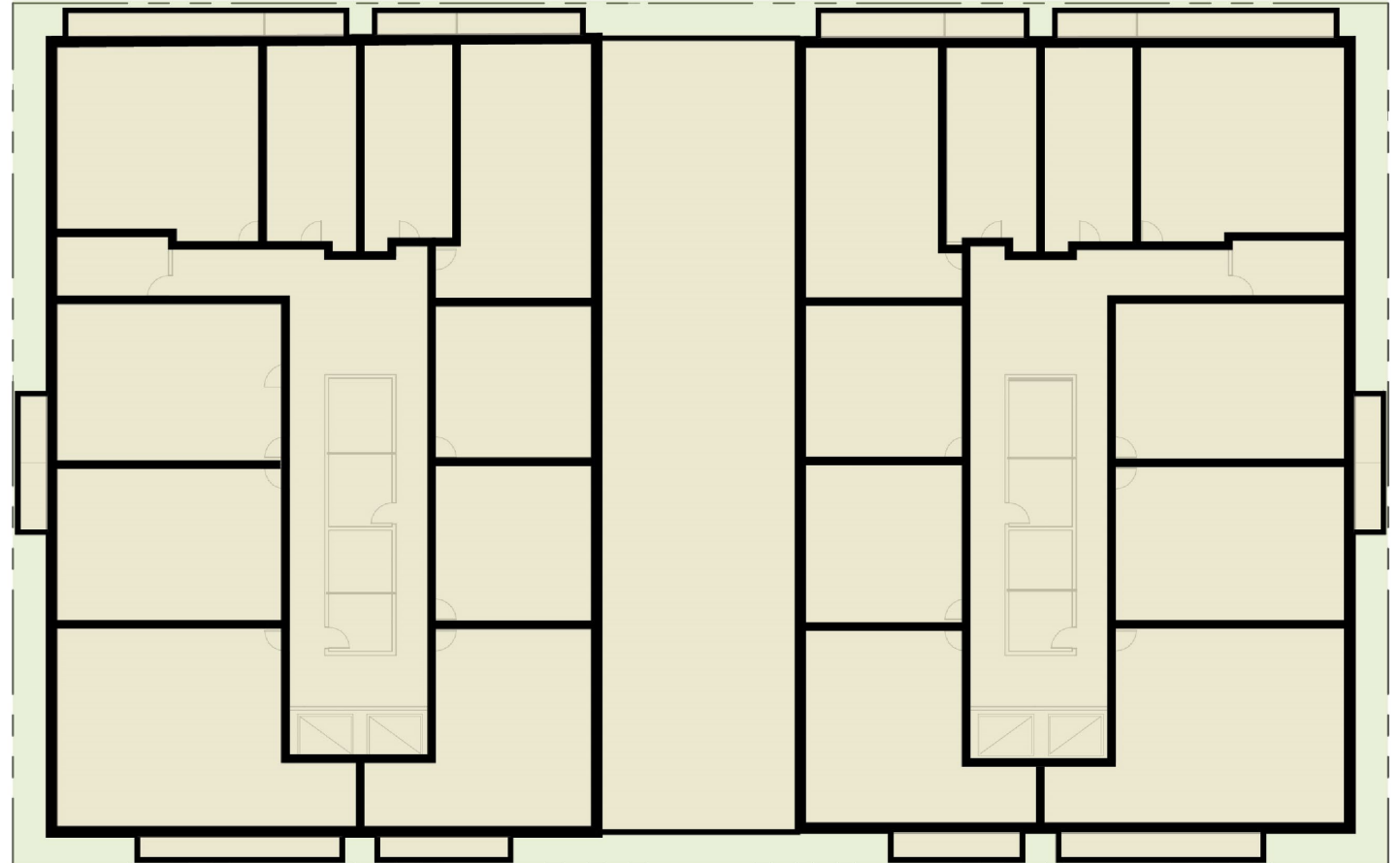
Preliminary Design Concepts | **Concept 1**

- A 7-storey mixed-use building
 - 3 commercial units
 - 120 residential units
 - One-, two-, and three-bedroom units
 - Affordable housing units
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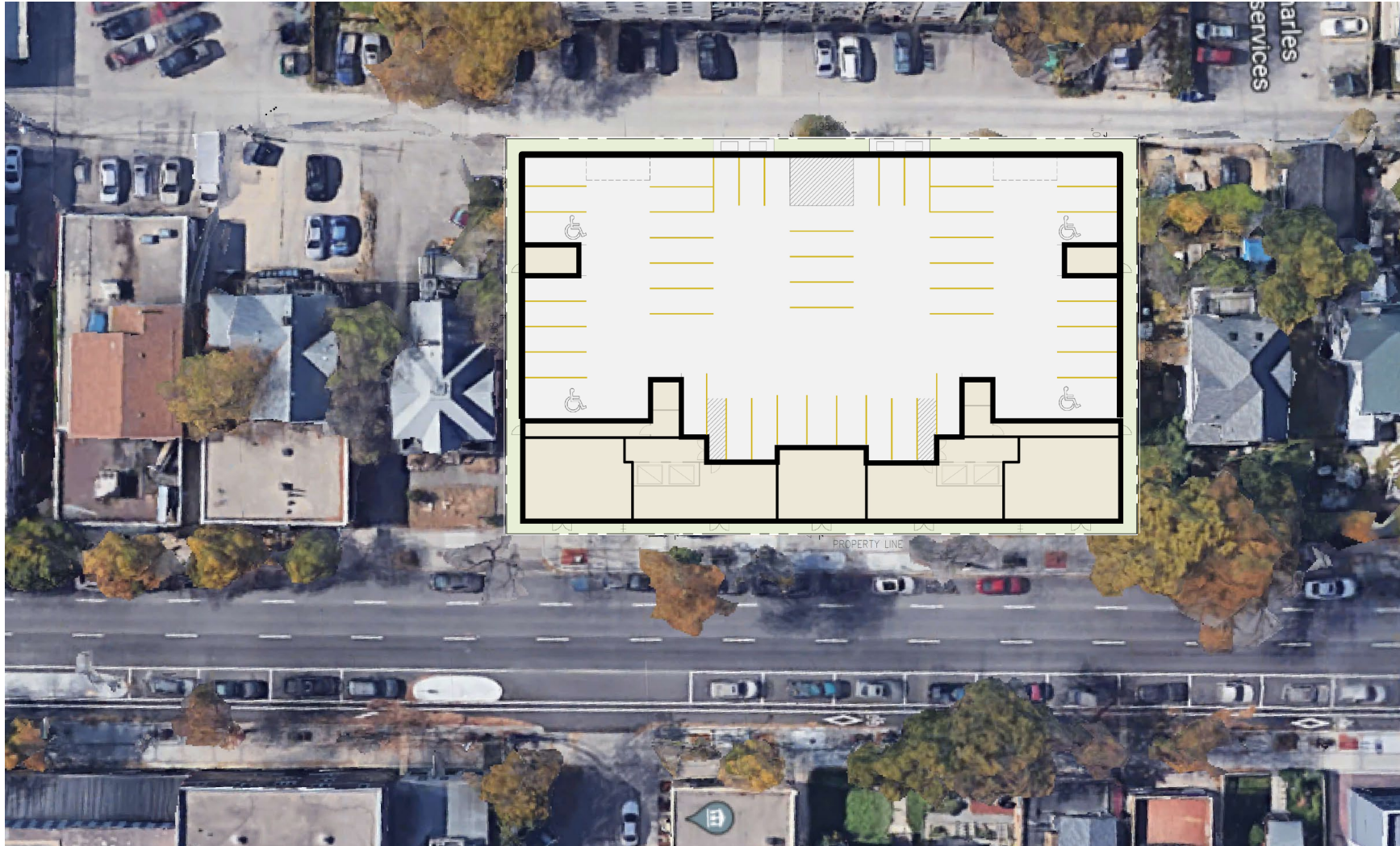


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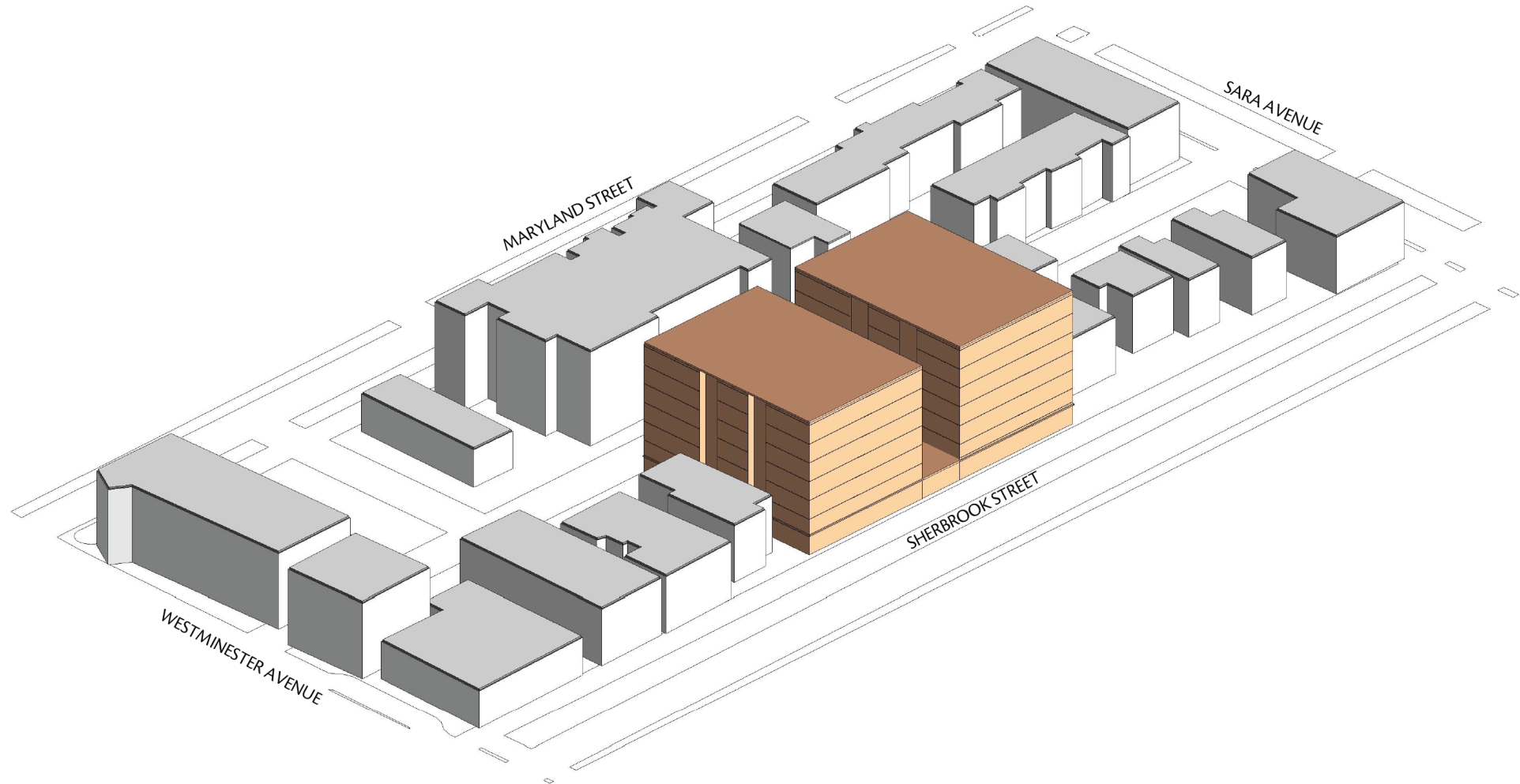
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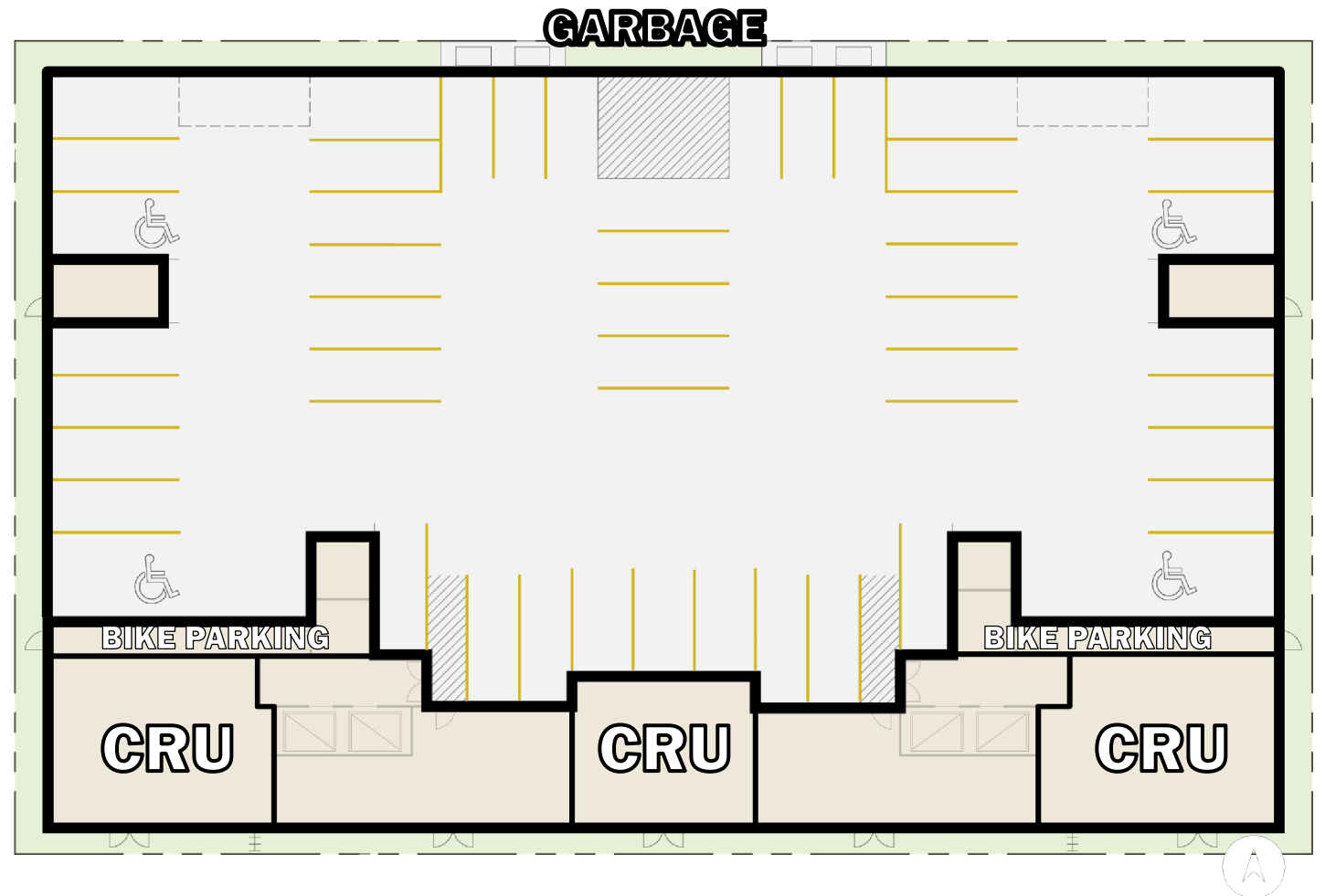


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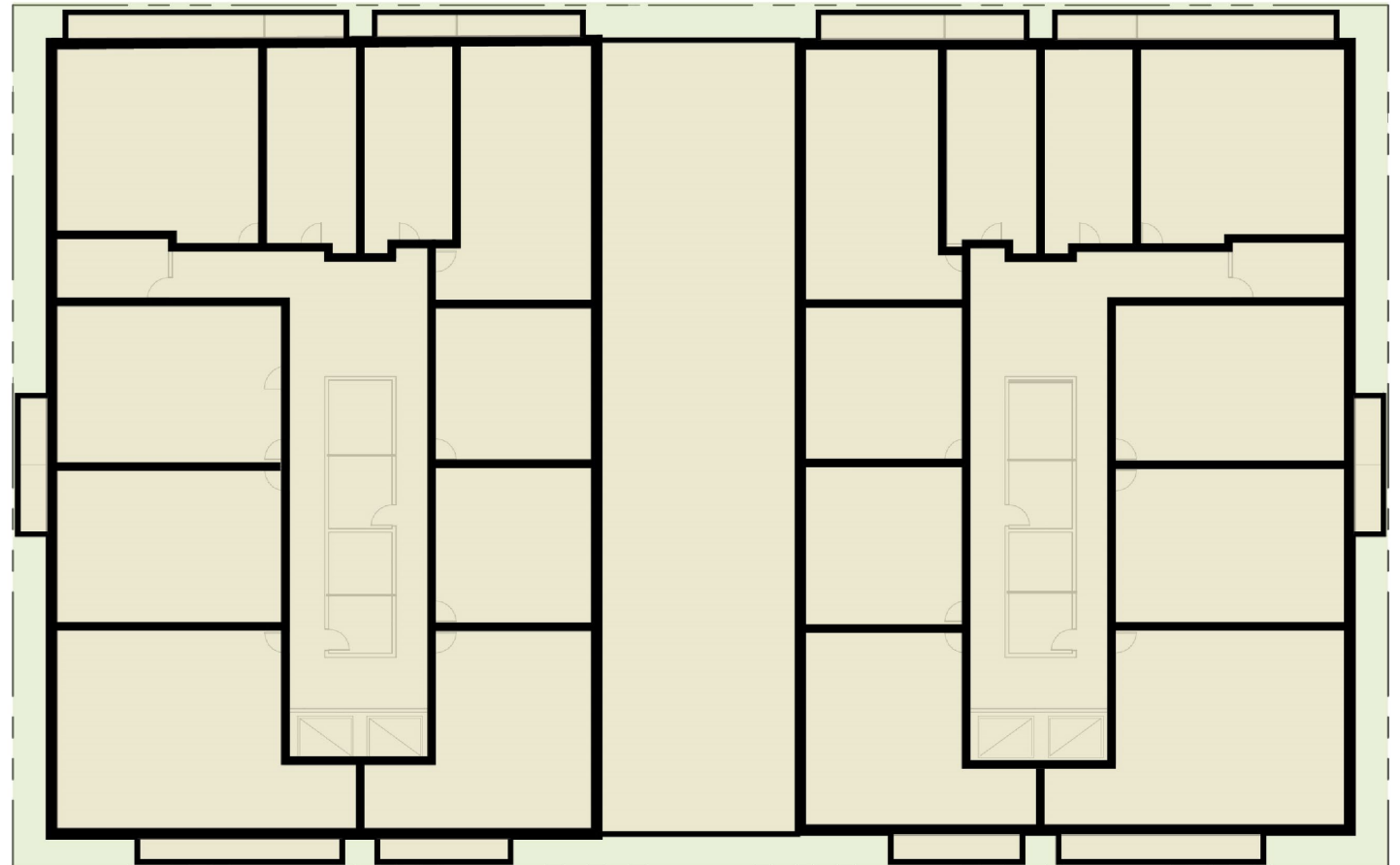
Preliminary Design Concepts | **Concept 2**

- A 9-storey mixed-use building
 - 3 commercial units
 - 160 residential units
 - One-, two-, and three-bedroom units
 - Affordable housing units
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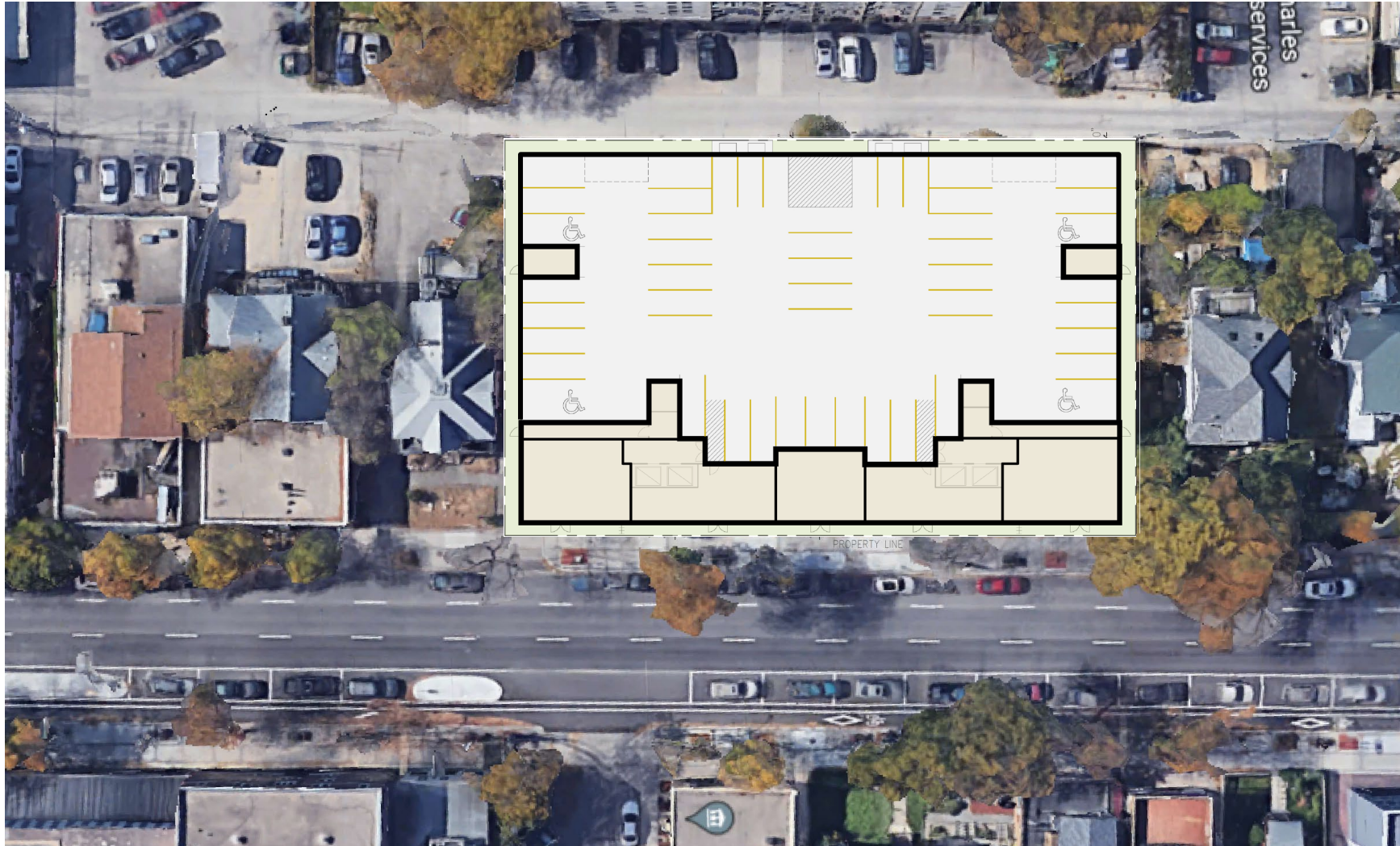


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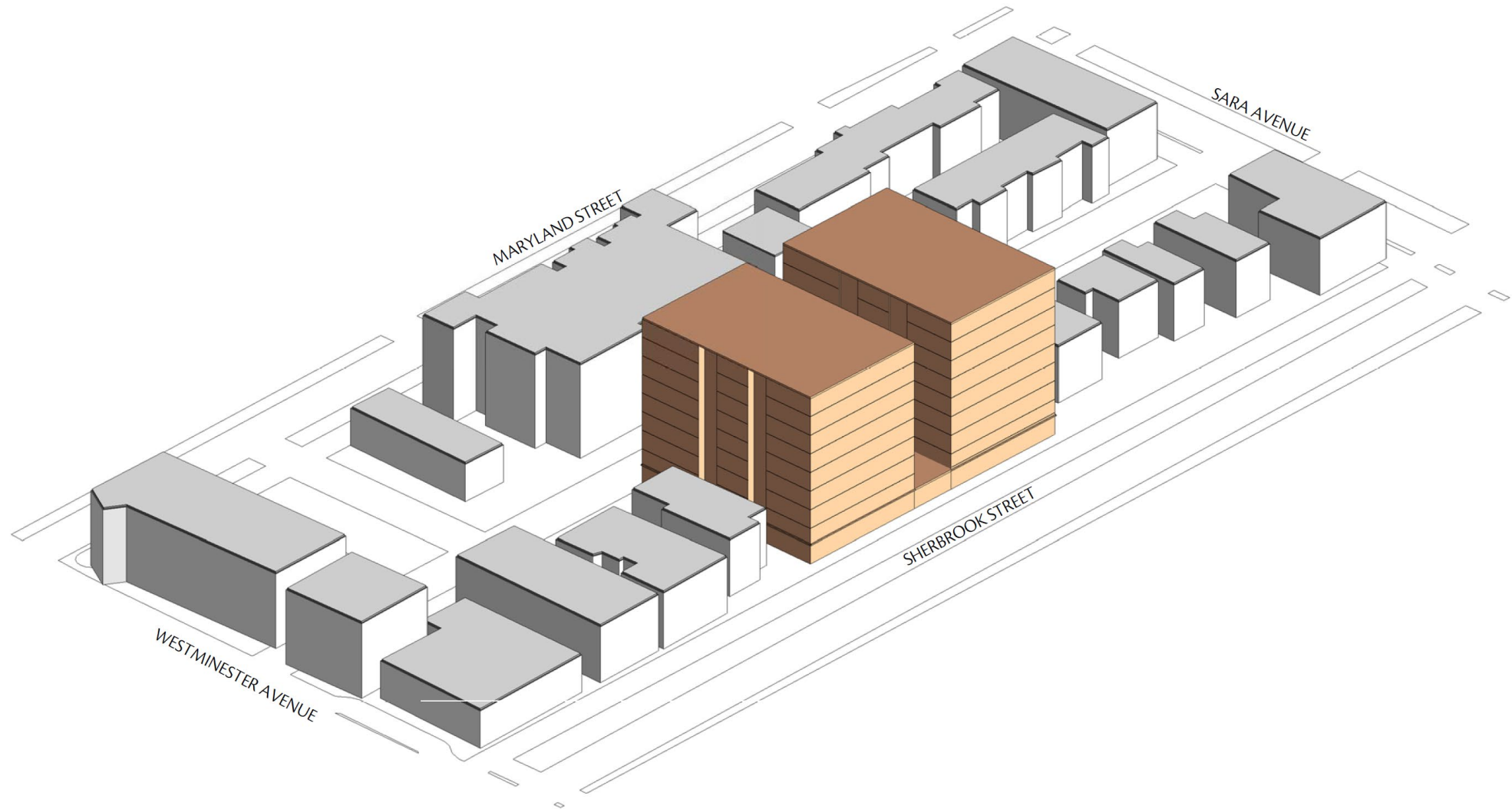
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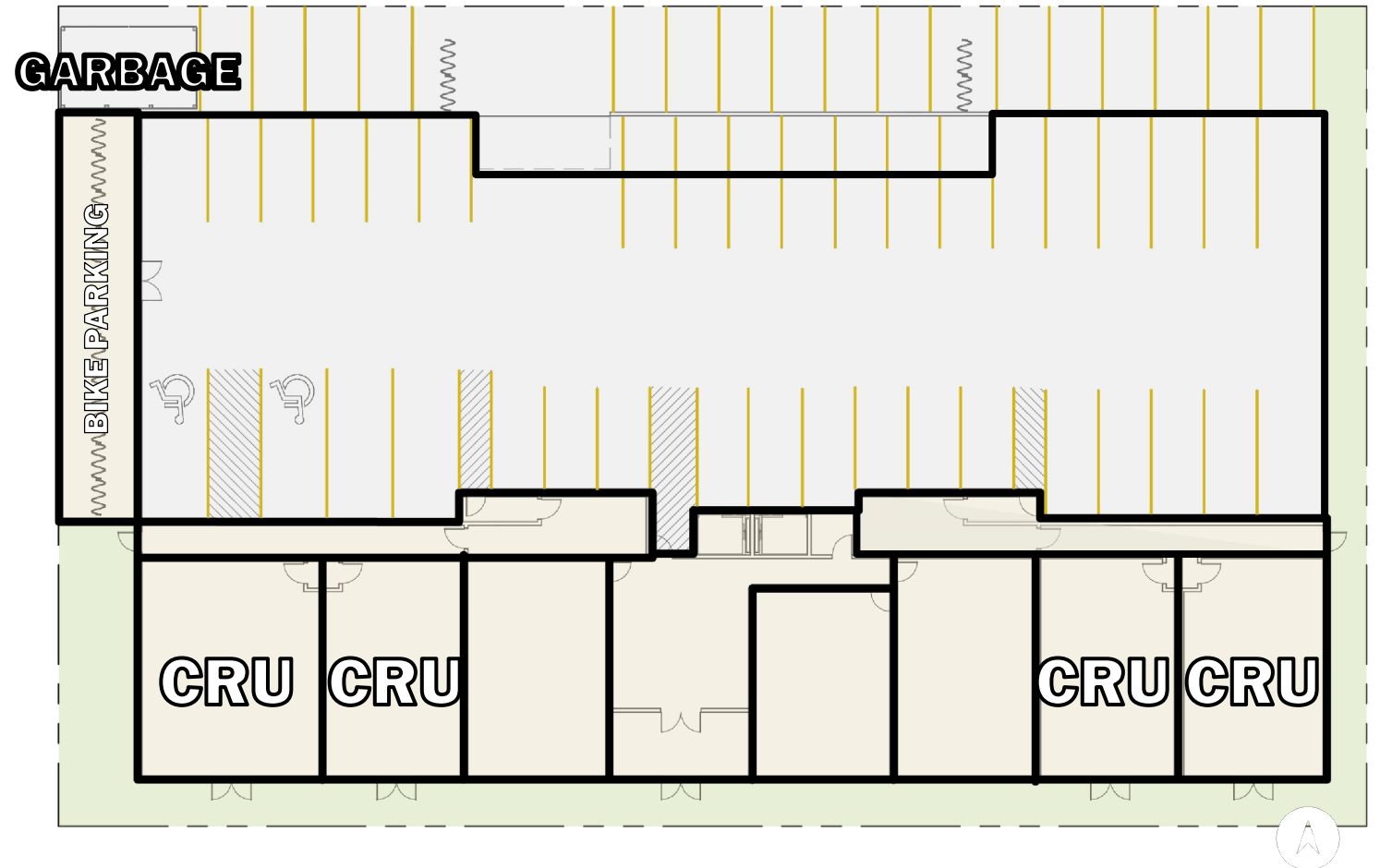


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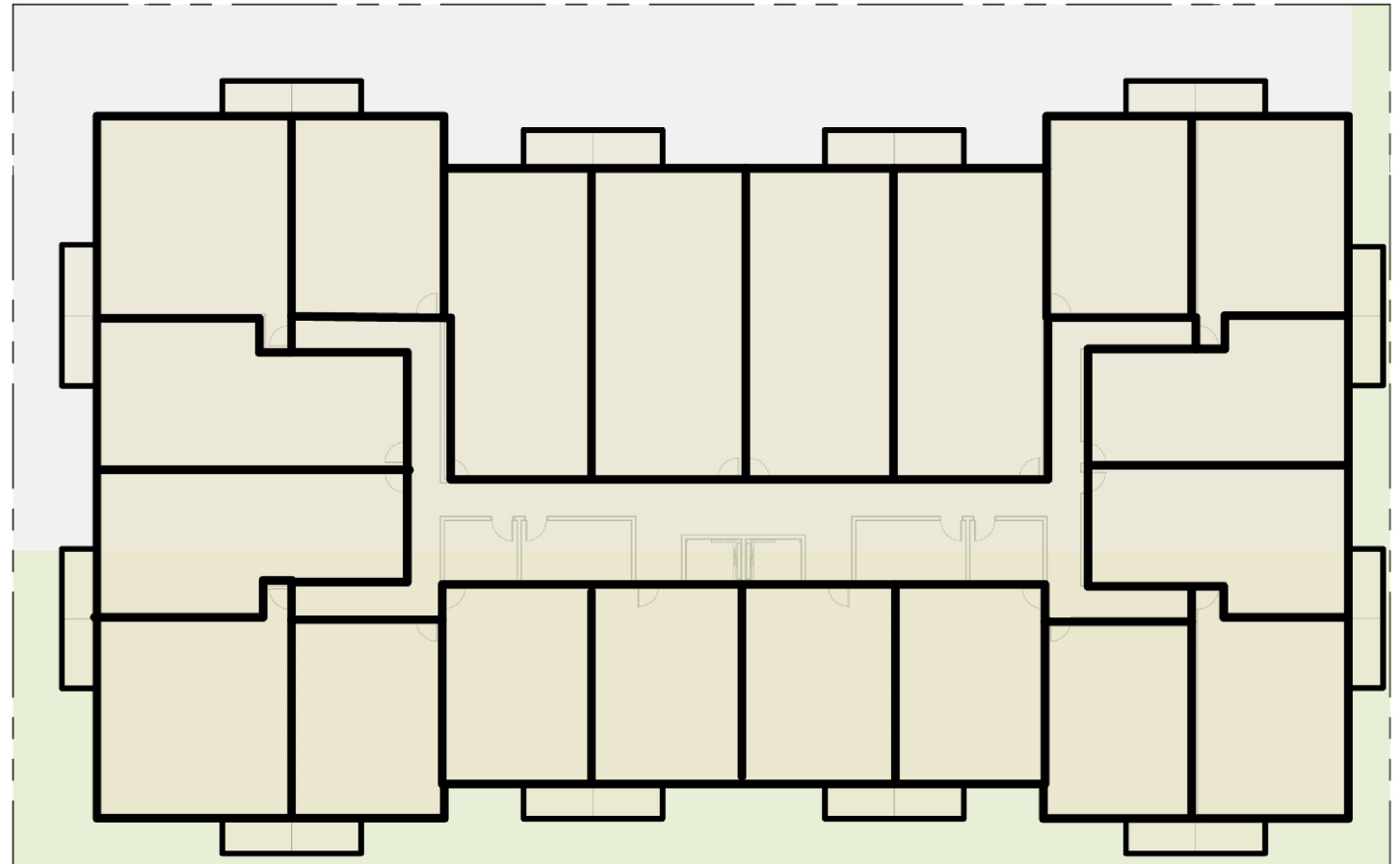
Preliminary Design Concepts | **Concept 3**

- A 7-storey mixed-use building
 - 4 commercial units
 - 120 residential units
 - One- and two-bedroom units
 - Affordable housing units
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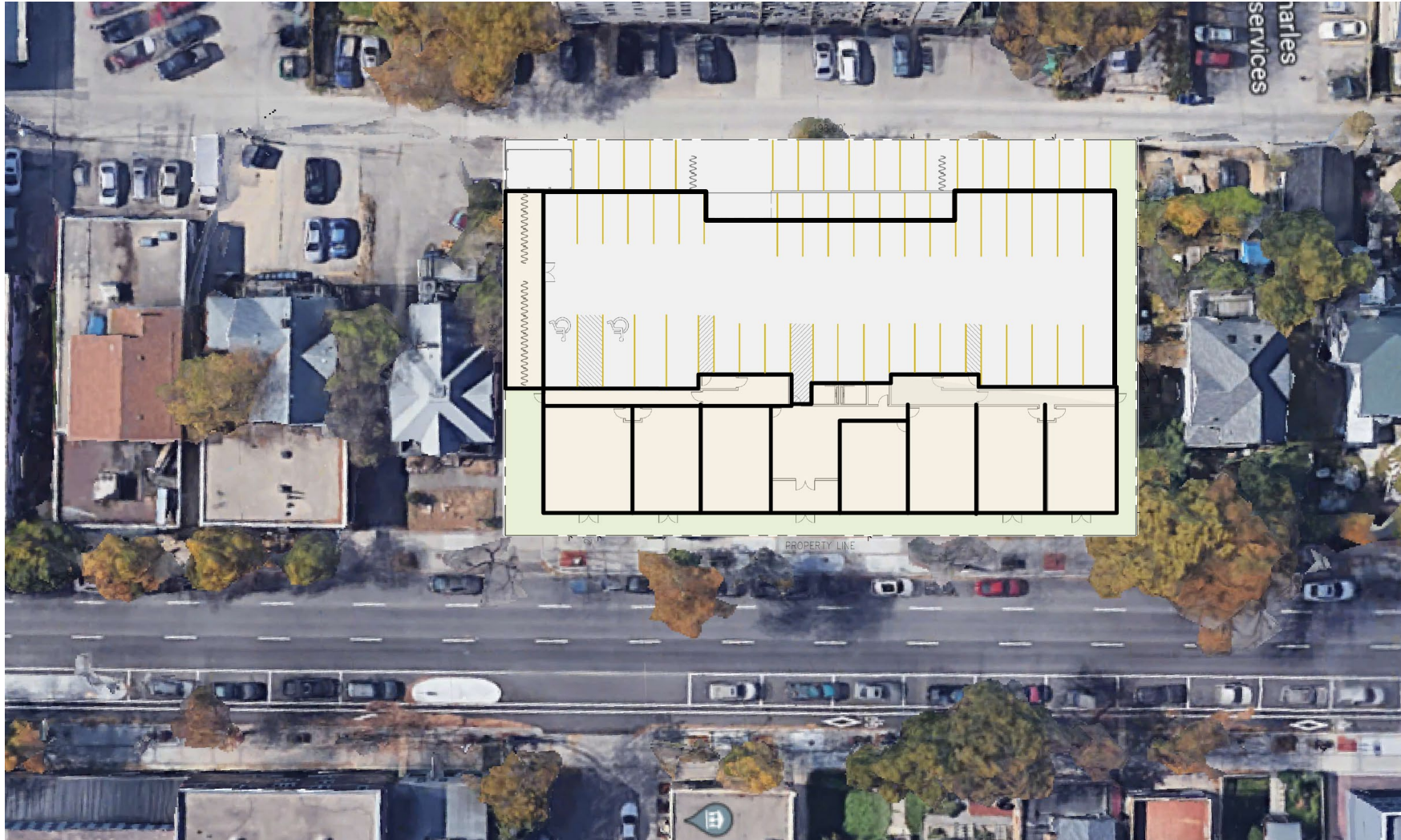


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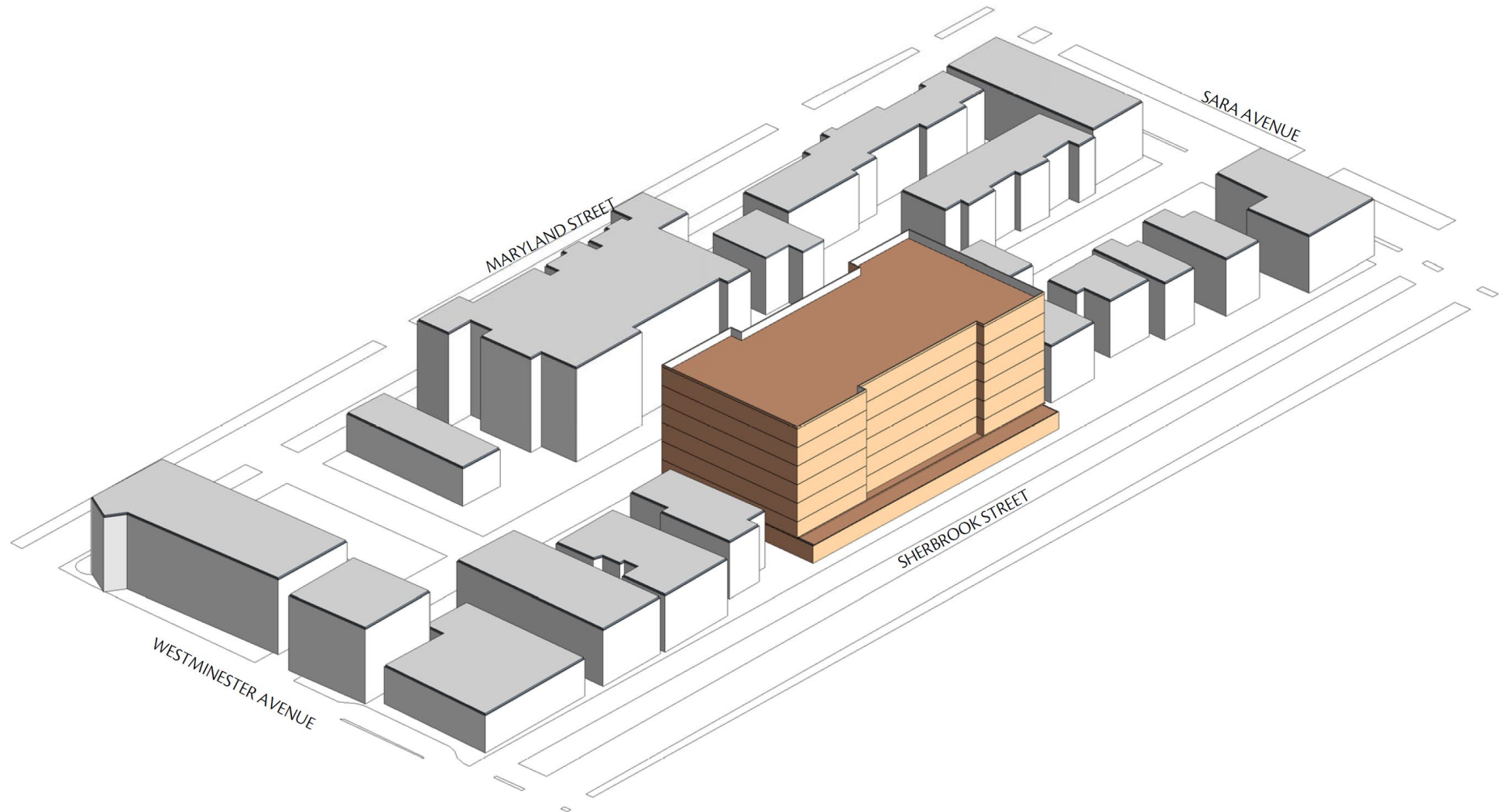
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Preliminary Design Concepts | **Concept 3**



Preliminary Design Concepts | **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 concepts and return to stakeholders with preferred design (Spring 2023 - anticipated).
- 04** Submit a development application to the City of Winnipeg (Spring 2023 - anticipated).

Thank You

If you have any further questions, please contact:

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or **204-453-8008**

OR

Brendan Salakoh, RPP, MCIP

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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/Sherbrook>