



# 126, 130, 136 and 140 Sherbrook Street

## Second Round Stakeholder Meeting

June 22<sup>nd</sup>, 2023



# Overview

- Who We Are
- What We Would Like To Do
- Planning Context and Policy Context
- City of Winnipeg Pre-Application
- What We Heard
- Planning Considerations
- Preliminary Design Concepts
- Preferred Design Concept
- 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



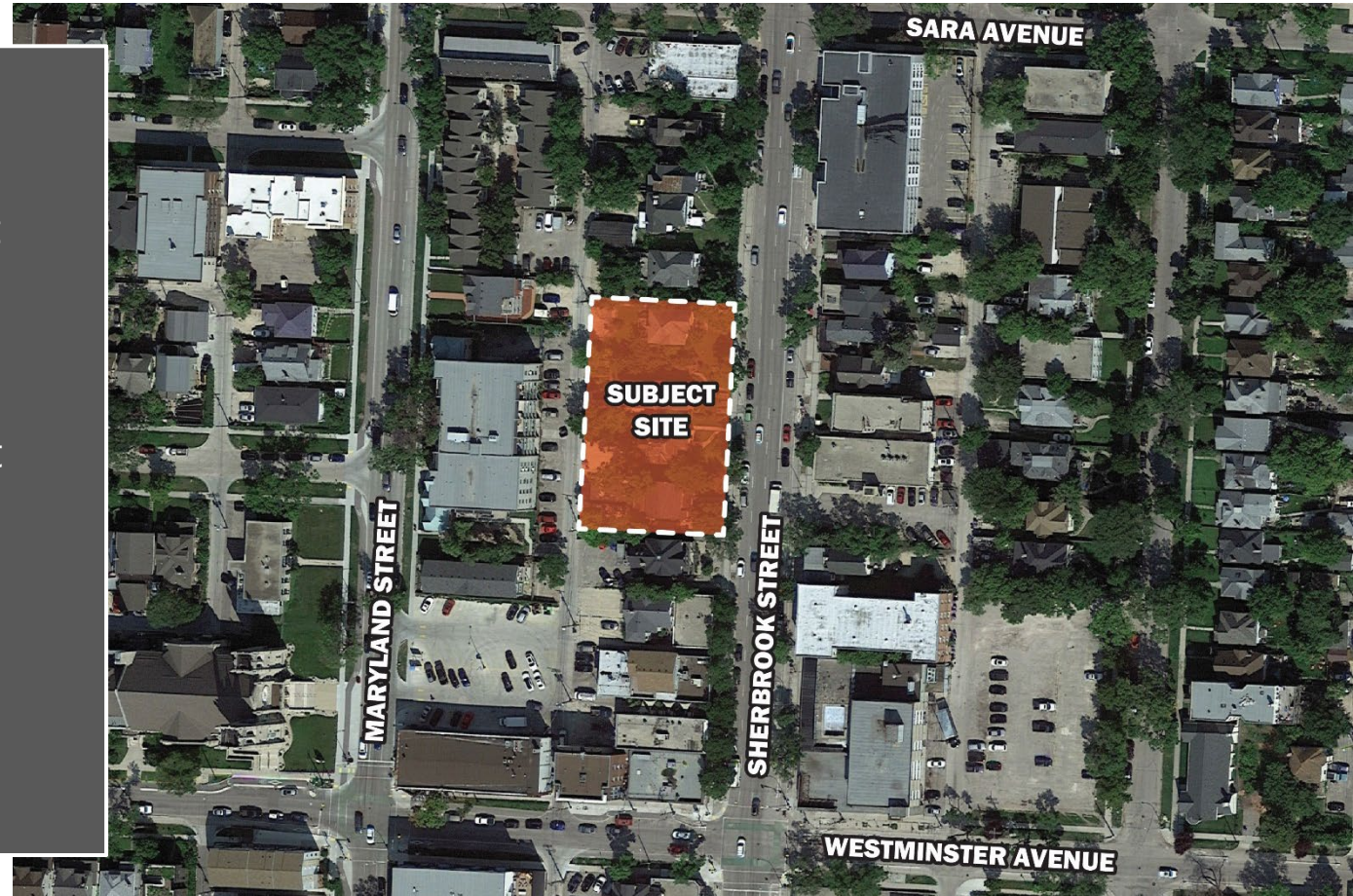
**Landmark**  
Planning & Design Inc.



# 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



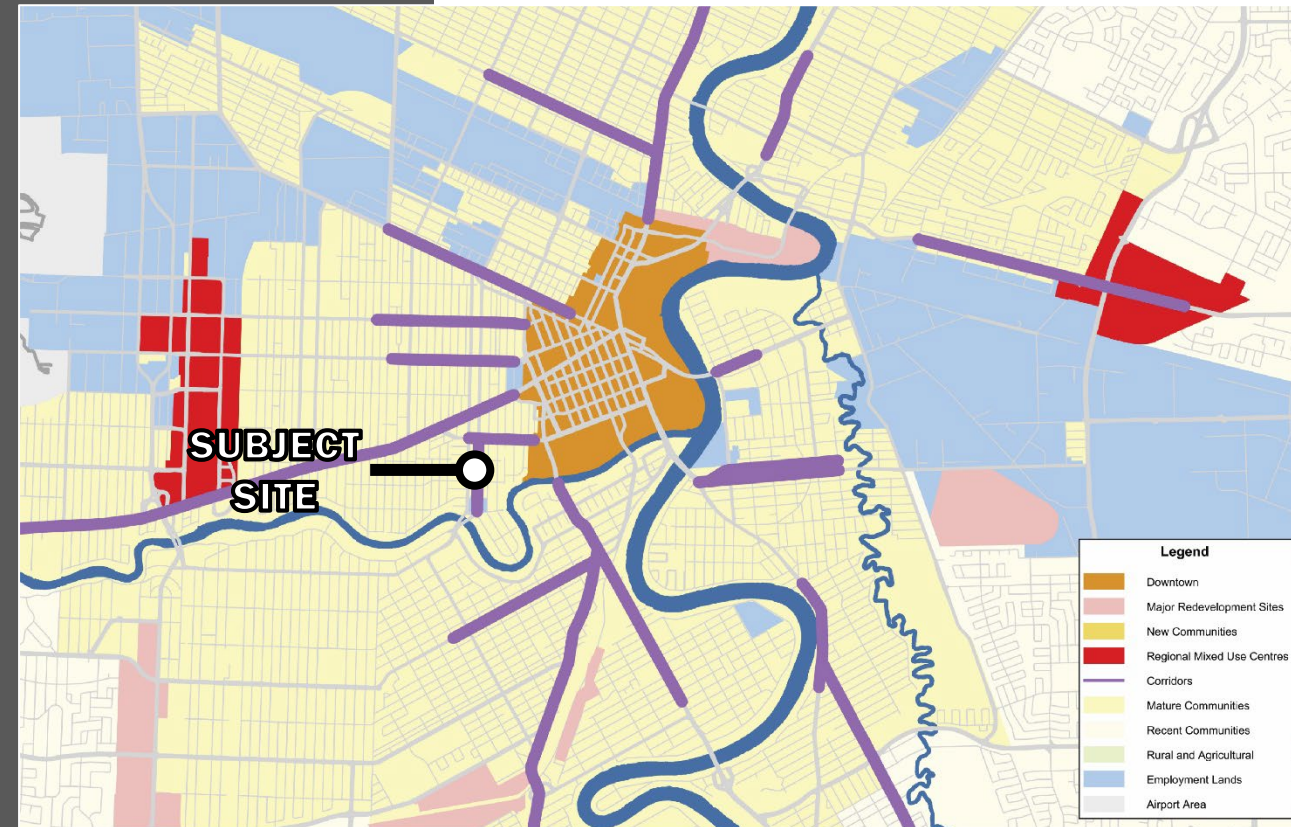


# OurWinnipeg 2045 - Planning Context

*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.

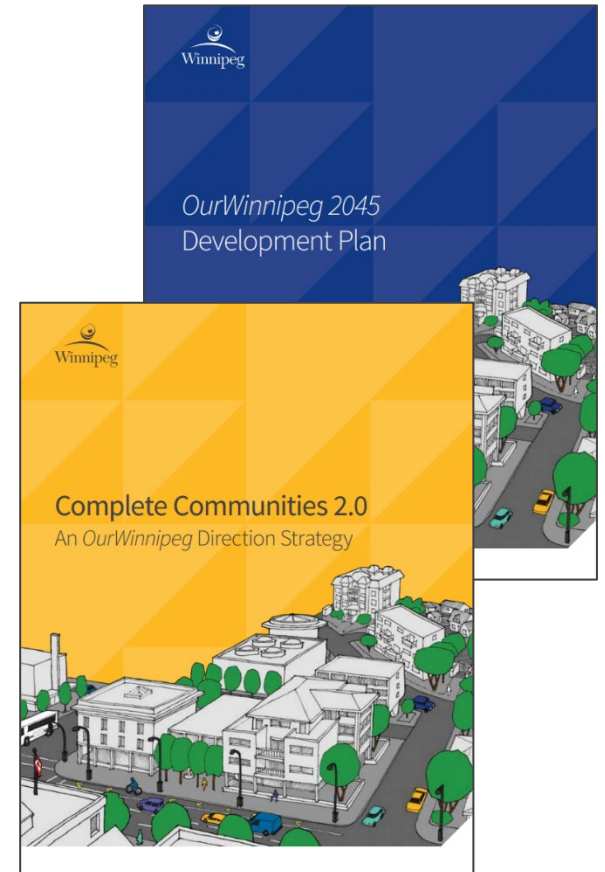




# OurWinnipeg 2045 and Complete Communities 2.0 - Policy Context

*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.

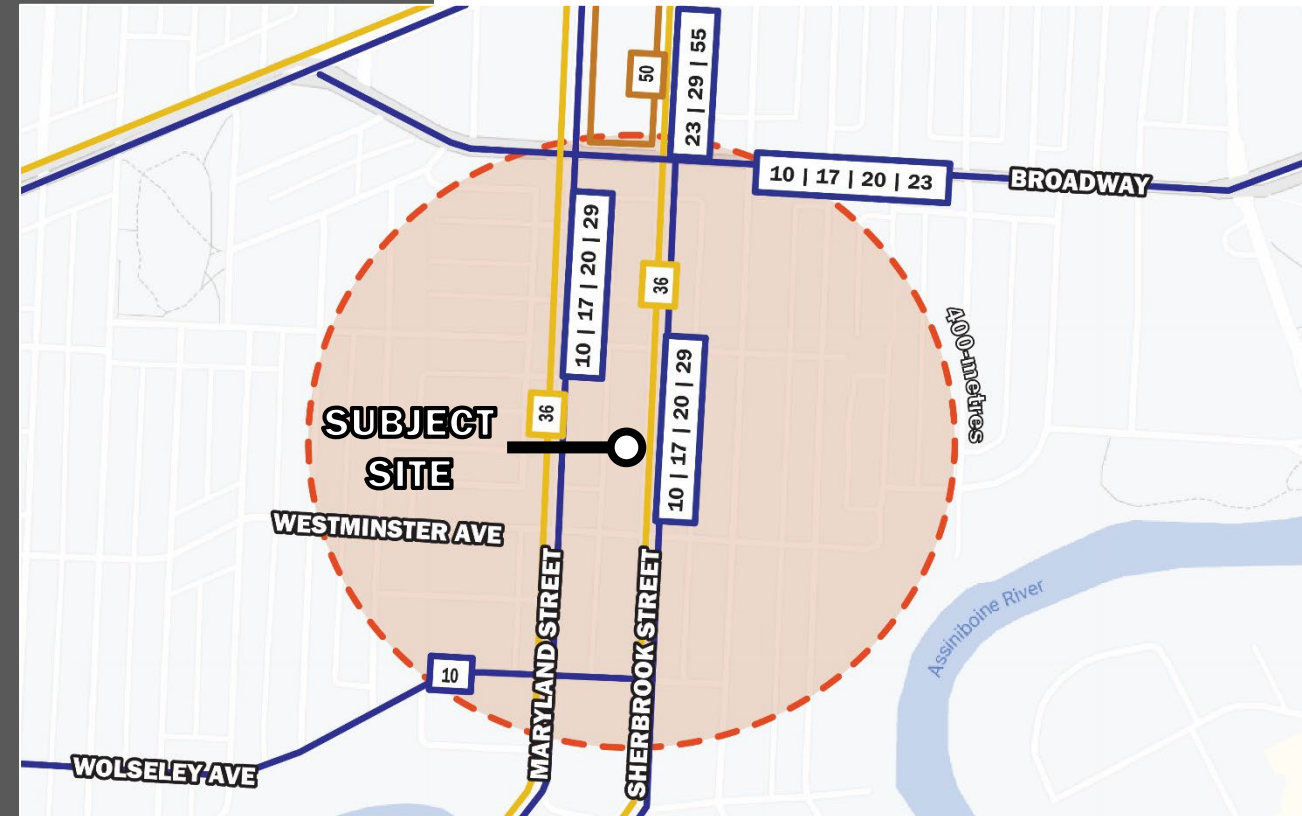
- There is a desire for rental housing in this area
  - Well-served by Transit
  - Close to retail, services, and commercial amenities
- Additional residents can support local retail and services
- The Subject Site lends itself well to this type of development
  - Fully serviced
  - Within the City of 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

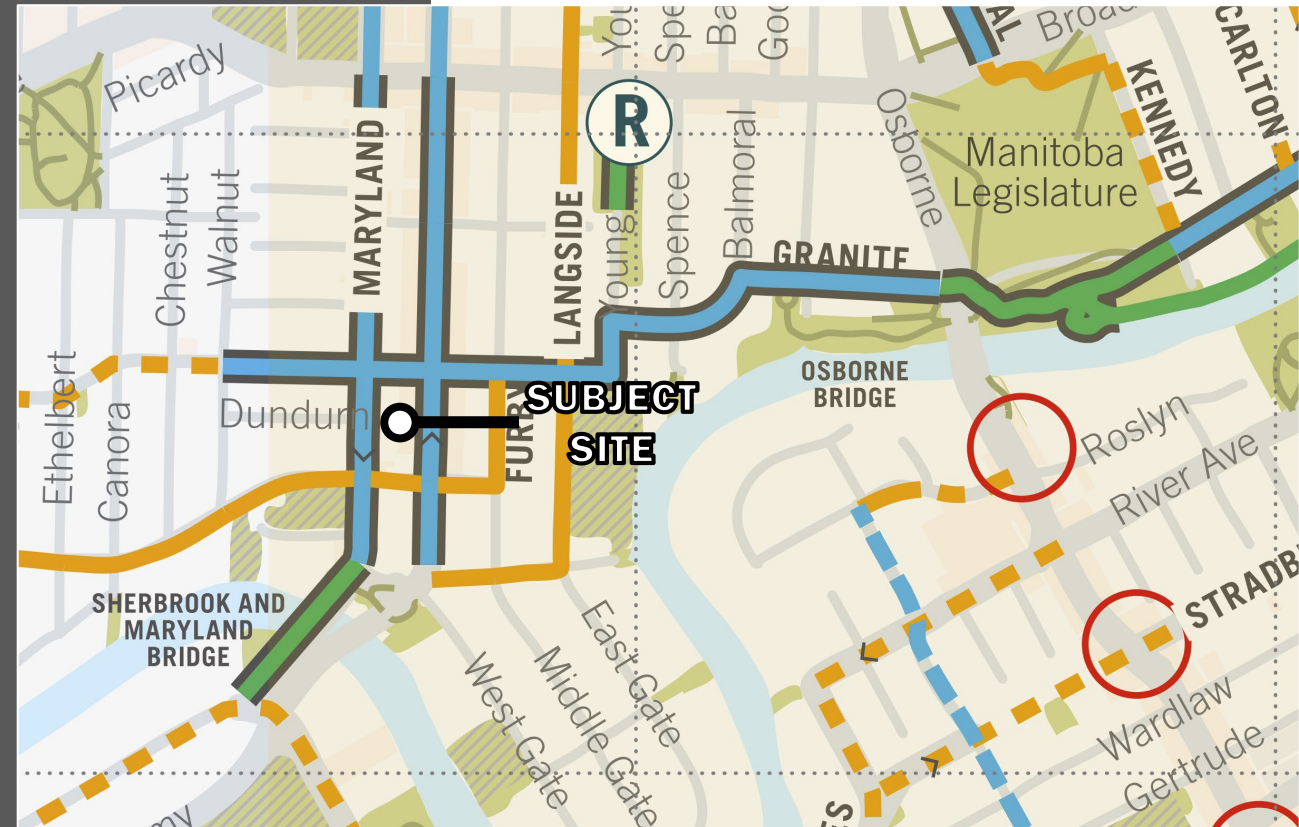




# Active Transportation

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 multi-use 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 and stakeholders to introduce the project, share preliminary design concepts, and understand concerns.*



## Round Two Stakeholder Meetings and Open House

June 2023

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



## Submit Development Application

Summer 2023 (Anticipated)

*City of Winnipeg Approvals Process*



# Pre-Application

The City of Winnipeg pre-application process enables proponents to submit draft development concepts for review by relevant City departments, including Planning, Water & Waste, and Public Works. 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.
- Support for a reduced minimum parking ratio.
- Requirement to ensure the final design helps to create a pedestrian-oriented environment through careful attention to façade articulation, building materials, and commercial storefronts.
- Recommendation to provide pedestrian amenities along Sherbrook Street, such as landscaping, patios, seating areas, etc.
- Requirement to undertake a Sun/Shadow Study to demonstrate potential shadow impacts.
- Confirmation the City will take cash in lieu of land dedication.
- Requirement to dedicate 1.373 metres of the subject property to widen the public lane right-of-way.



# What We Heard

At the initial stakeholder meetings in February 2023, key topics were raised by nearby residents and stakeholders. The Project Team has worked to address these concerns through the planning and design process. The Project Team is open to other ideas as they may arise.

## ***Building Design and Aesthetics***

- The design features a variety of colours, materials, and articulation.
- The preferred design concept features a front yard setback from Sherbrook Street to allow for unobstructed pedestrian movement, outdoor patio space, and interaction between the public and private realms.
- The project team will maintain close collaboration with the architect and City's Planning Department as we work to finalize site design elements.

## ***Height and Massing***

- The preferred design concept features various design and streetscaping elements, such as commercial storefronts and door canopies, which will help to maintain a pedestrian scale.
- A rear yard setback of 23' - 0" at the closest point is provided to mitigate potential shadows on residential uses to the west (majority is setback 41' - 6").

# What We Heard

## *Unit Type*

- If approved, approximately one-third of the total dwelling units will be affordable housing under the CMHC MLI Select Program.
- The preferred design concept includes a variety of studio, one- and two-bedroom units.

## *Shadows*

- A Shadow Study was prepared by the project architect, the results of which are included in this presentation.
- The Shadow Study confirms that the project meets the City's shadow guidelines.
- Due to the building's eastern orientation on site and large rear yard setback, there are no major shadow impacts to adjacent residential properties.



# What We Heard

## *Parking*

- The proposal features parking off of the rear lane.
- The proposal includes designated parking stalls for the CRUs.
- The proposed development is located on a quality transit corridor, in proximity to future planned rapid transit on Portage Avenue, and directly adjacent to a traffic-protected cycling lane.
- The proponent has initiated conversations with the Peg City Car Co-Op to have multiple car share vehicles on site. Numbers vary, but one car share stall can replace up to as many as 13 vehicles on the road.
- Secure bike parking in excess of the Zoning By-law requirement is proposed.

## *Landscaping*

- The preferred design concept features a front yard setback of +/-7' - 0" which will allow for the planting of shrubs and other amenities, such as public patios/seating and bike parking.
- A landscape plan will be submitted for review by the City of Winnipeg as part of the development application process.

# What We Heard

## *Construction*

- Paragon adheres to a set of courteous construction guidelines that ensure courtesy and safety during the construction process, above and beyond the City's requirements for construction site maintenance.
- If approved, Paragon will also adhere to all City of Winnipeg requirements related to operation and maintenance during construction.



# Planning Considerations

The Project Team considers a variety of factors in the preparation and refinement of 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 initially prepared three preliminary design concepts for consideration, intended to illustrate the bulk and potential development options.

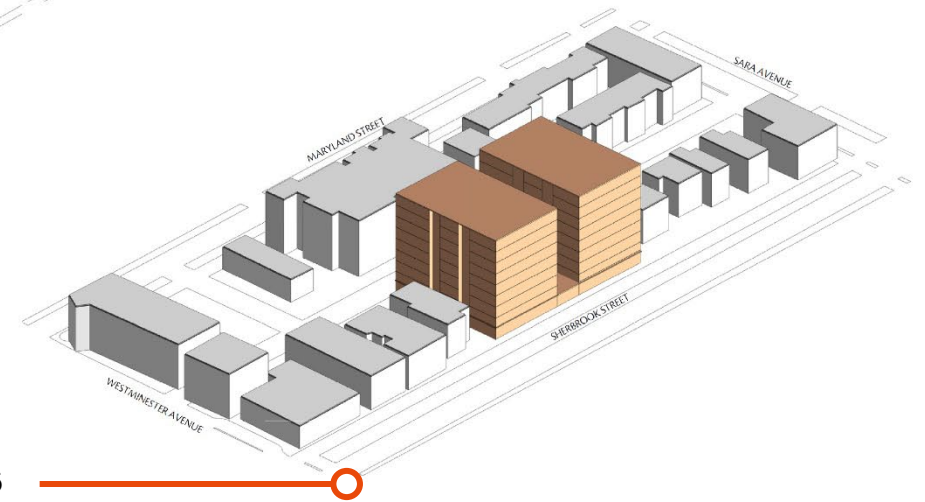
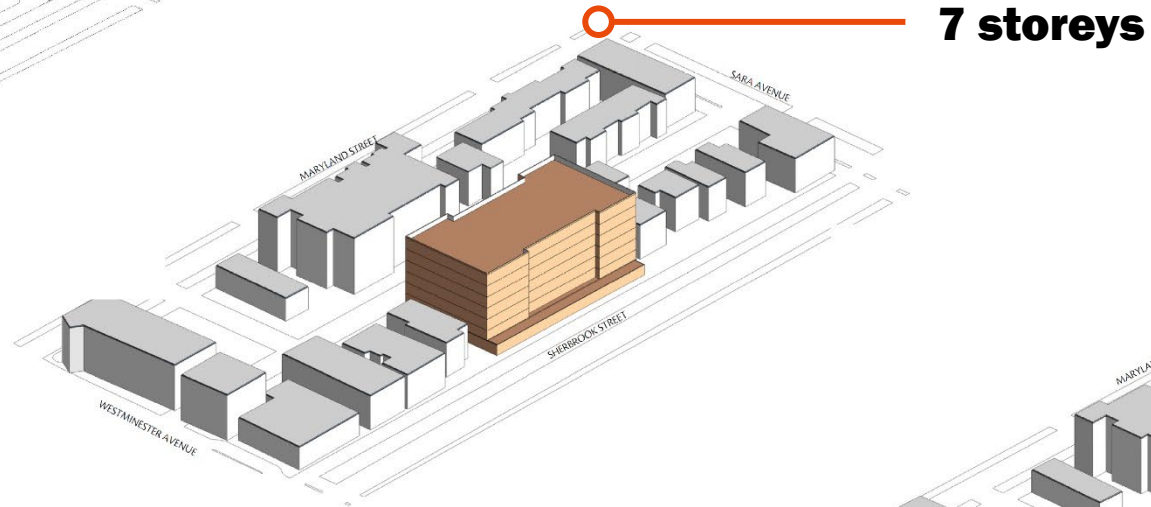
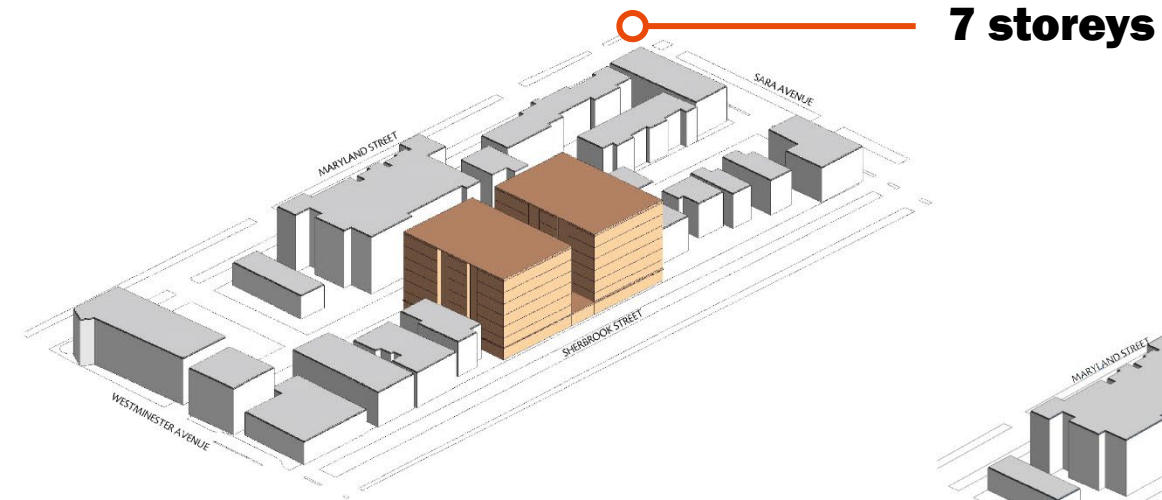
Each preliminary design concept, shared with residents in February 2023, included the following features:

- A 7 or 9 storey 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



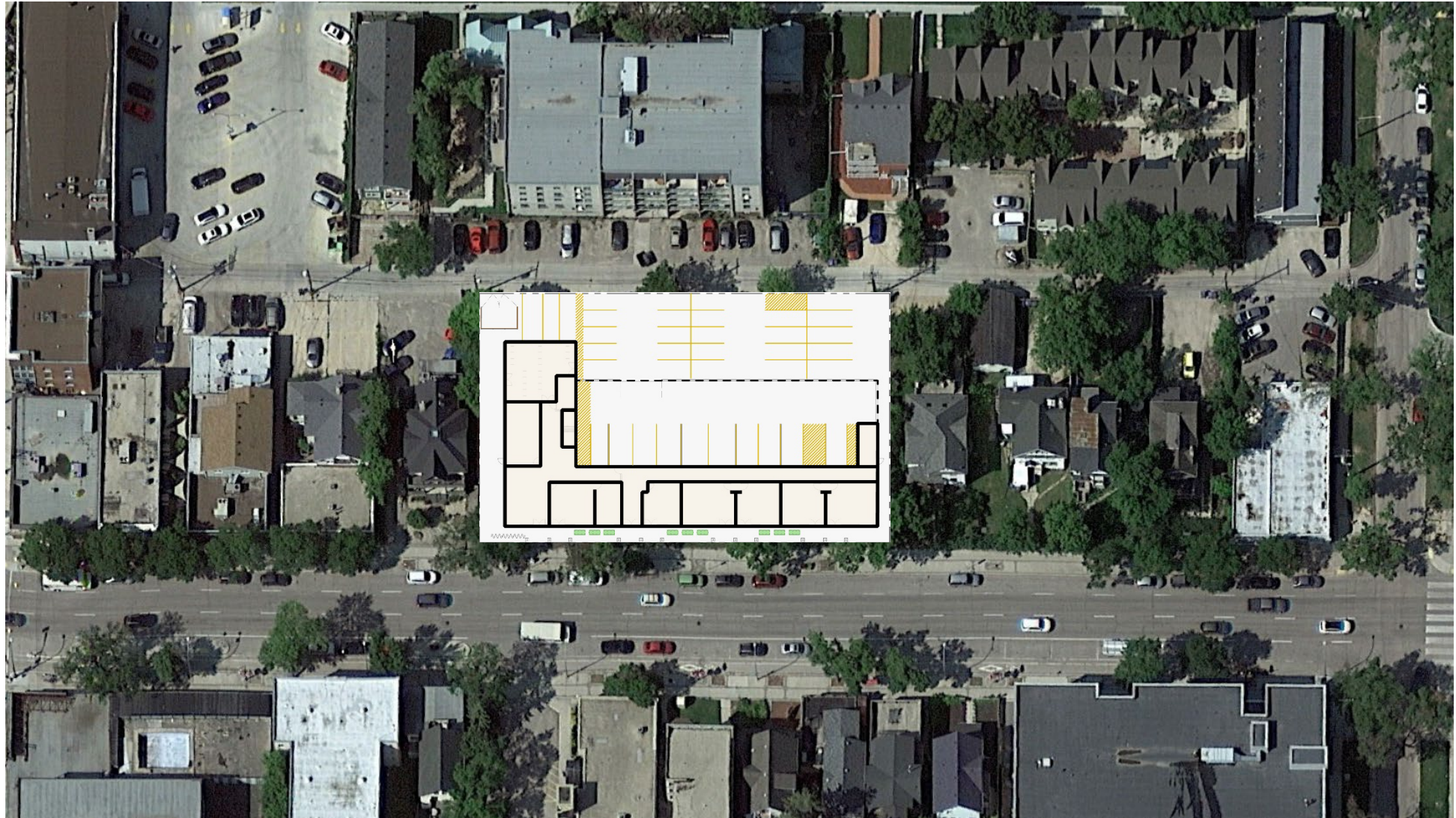
# Preferred Design Concept

The preferred design concept includes the following:

- A seven-storey mixed use building
- Five commercial units at grade
  - Total of +/- 2,100 square feet commercial space
- 108 residential dwelling units
  - Studio, one- and two-bedroom units
  - One third of which would be affordable housing units
- Parking off of the rear lane
  - Designated stalls for the commercial units
  - Peg City Car Co-Op stalls and vehicles
- Secure bike parking
  - In excess of the Zoning By-law

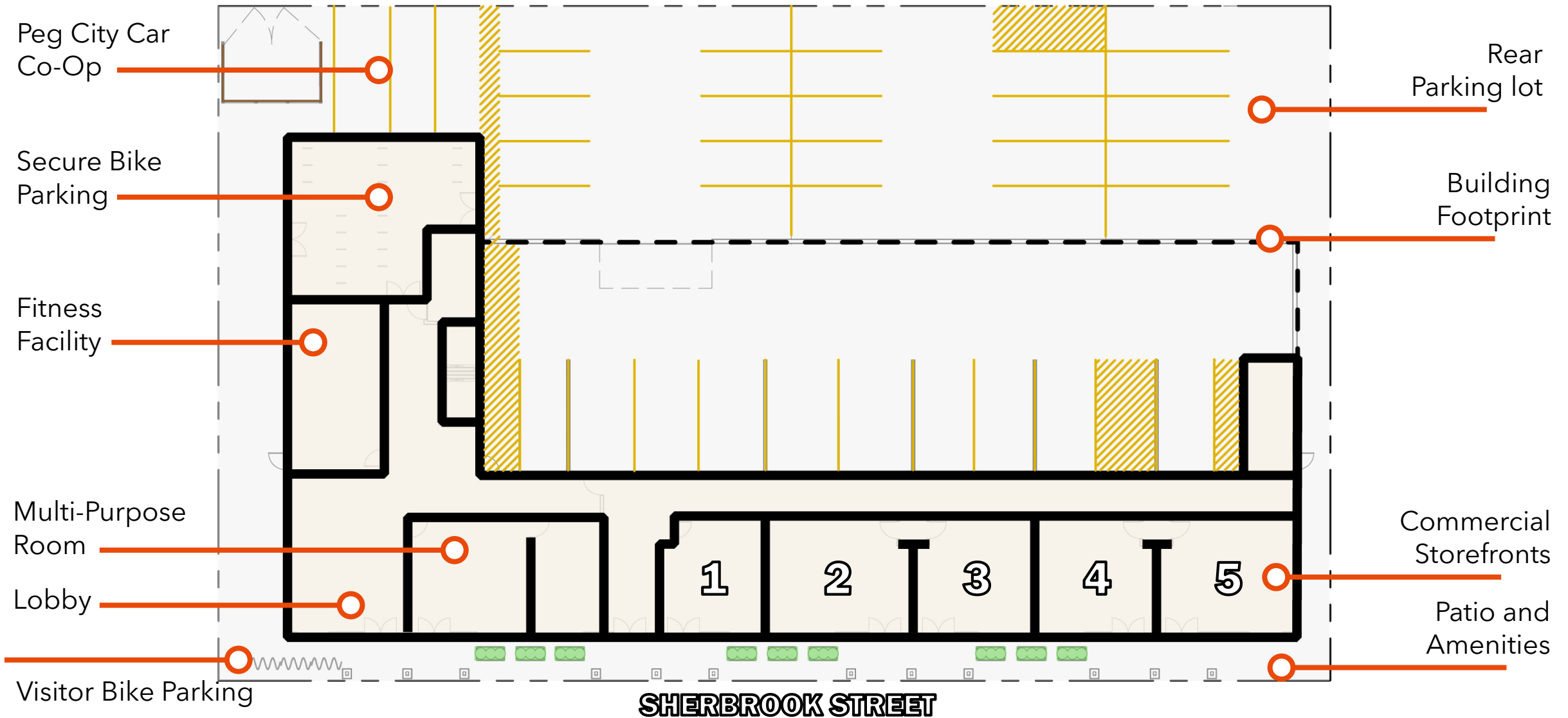


# Preferred Design Concept - Site Plan

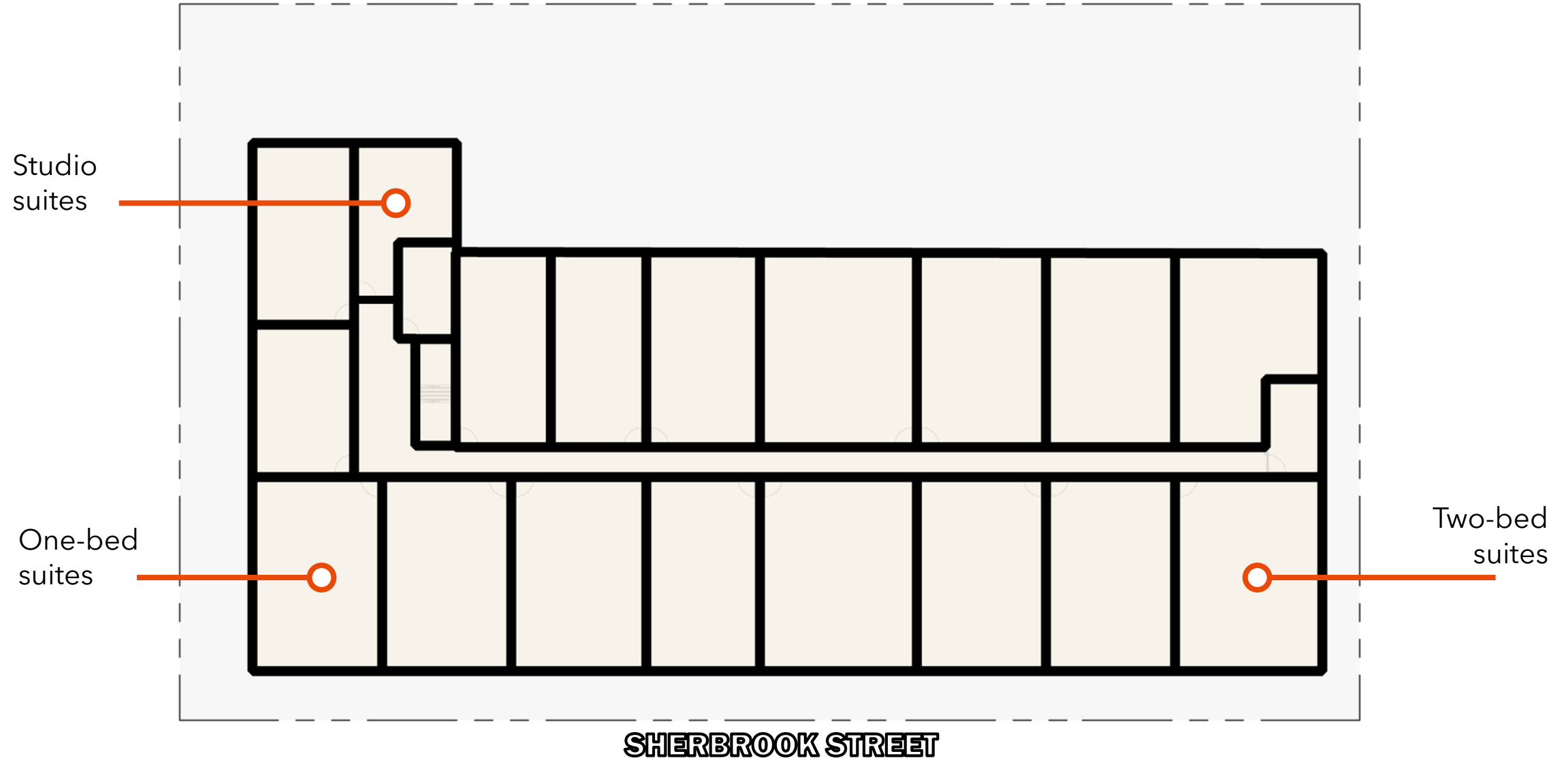




# Preferred Design Concept - Site Plan



# Preferred Design Concept - Typical Floor Plan





# Preferred Design Concept





# Preferred Design Concept





# Preferred Design Concept





# Preferred Design Concept





# Preferred Design Concept





# Preferred Design Concept





# Preferred Design Concept





# Preferred Design Concept





# Shadow Study

**As part of the project due diligence, Affinity Architecture prepared a Shadow Study to understand potential impacts relating to sun exposure.**

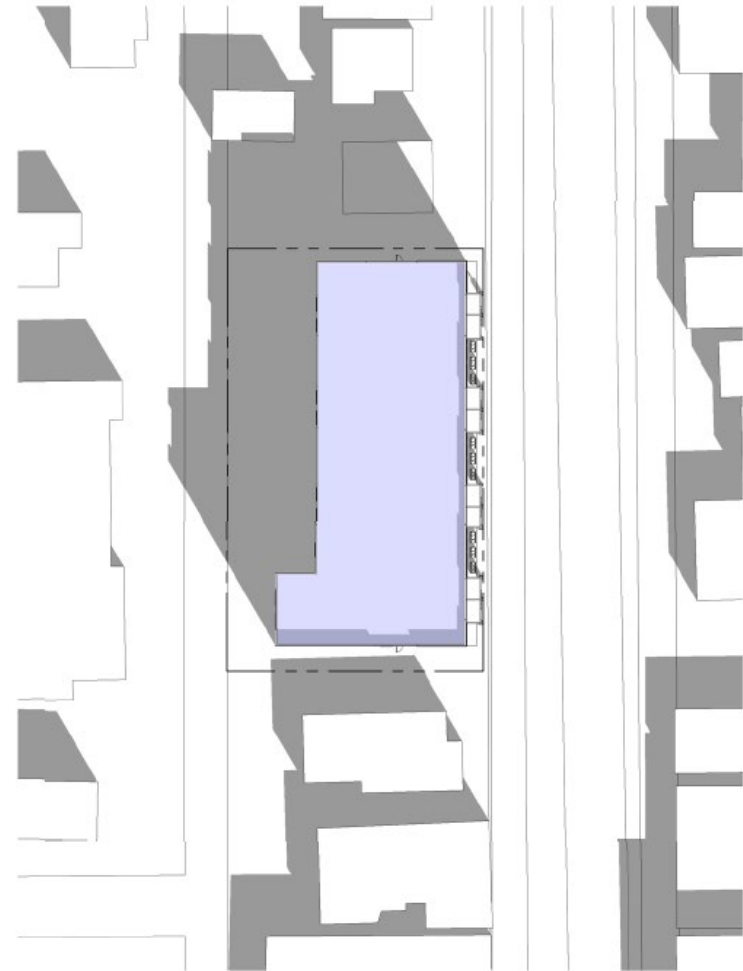
- The following slides illustrate shadows from proposed and existing development at different times of the day during different seasons, as per City of Winnipeg methodology.
- Due to the building's orientation toward Sherbrook Street and the setbacks provided, the proposal complies with City of Winnipeg requirements for continuous sunlight.



# Shadow Study - Spring/Fall Morning



9AM

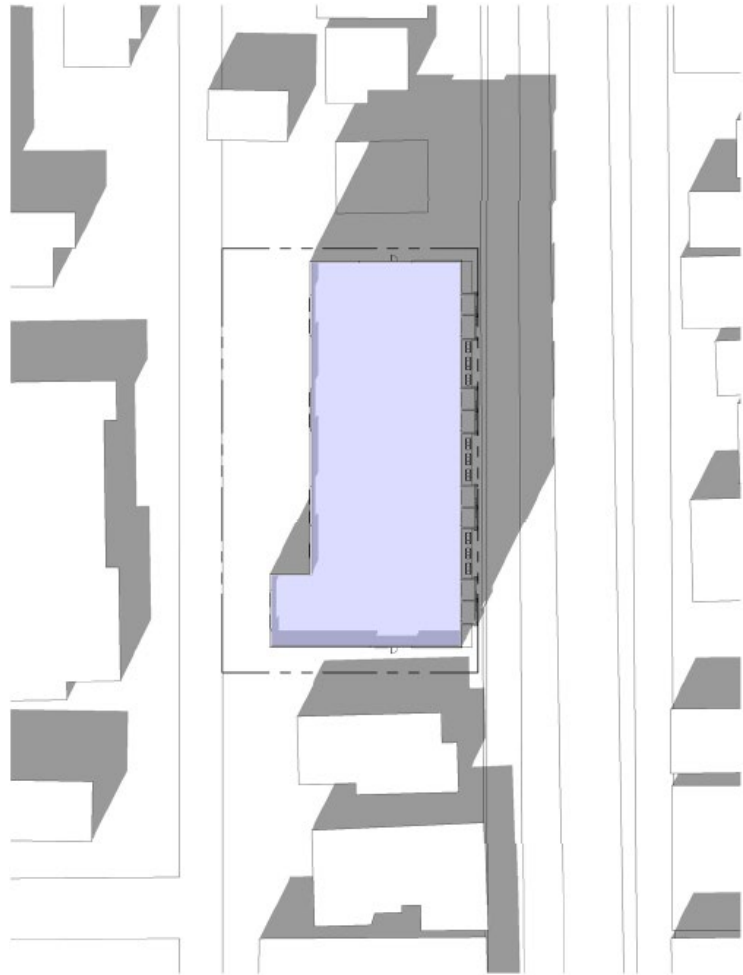


12PM

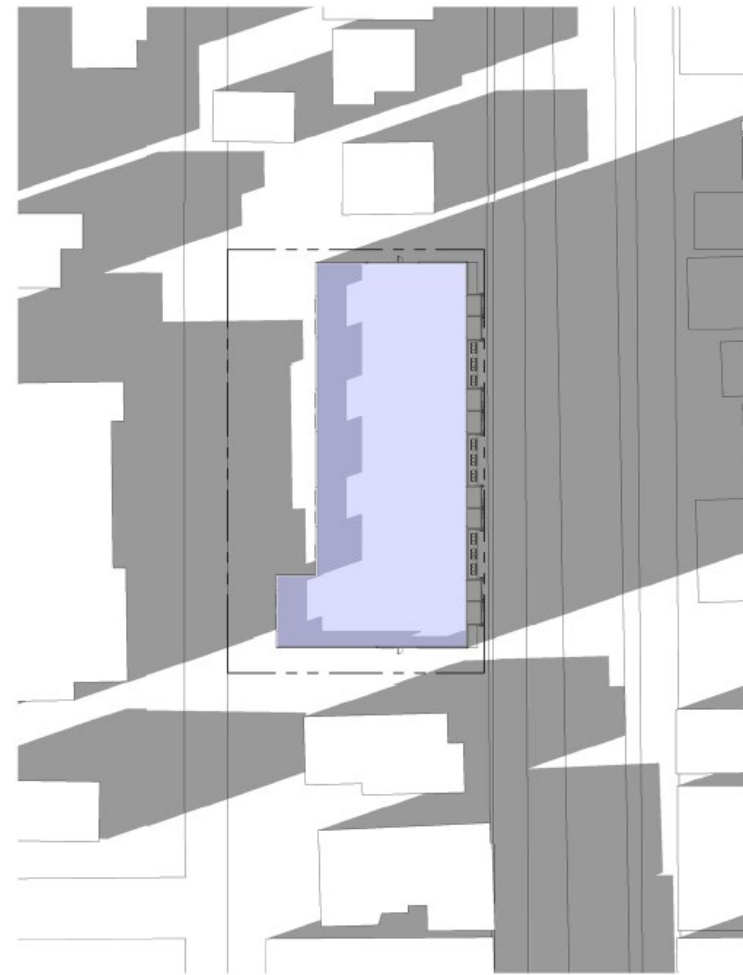




# Shadow Study - Spring/Fall Afternoon



3PM



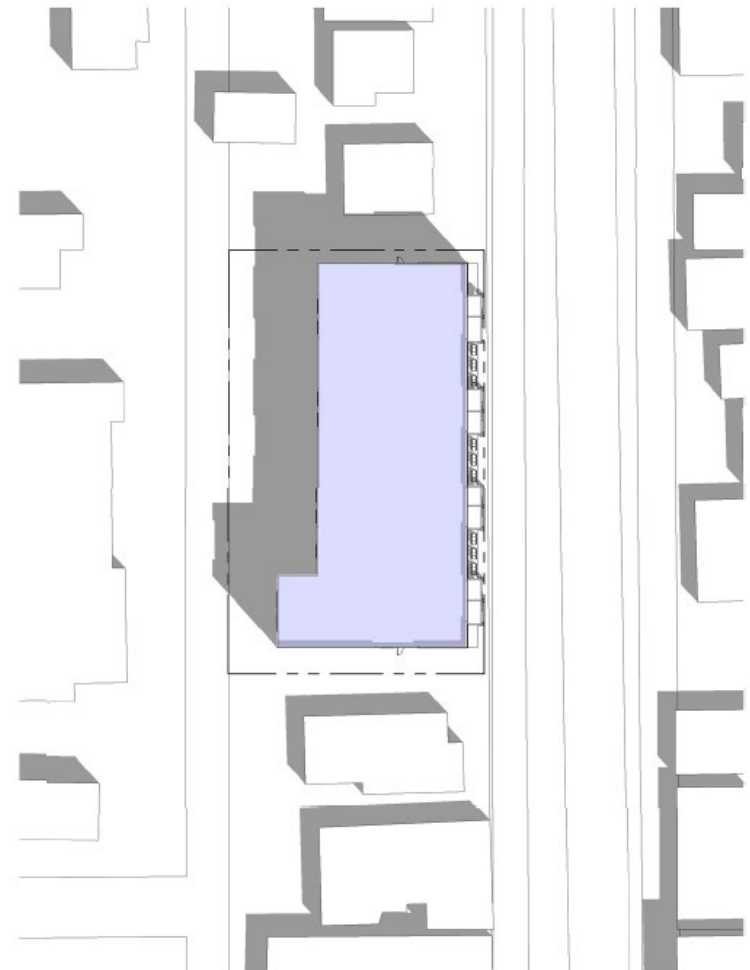
6PM



# Shadow Study - Summer Morning



9AM

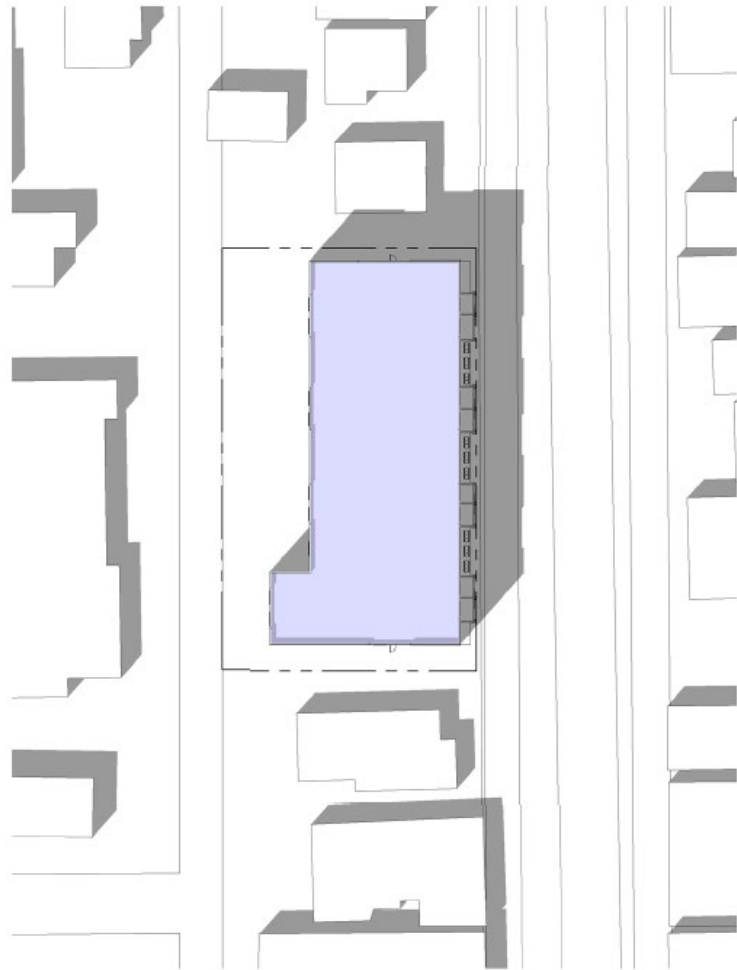


12PM

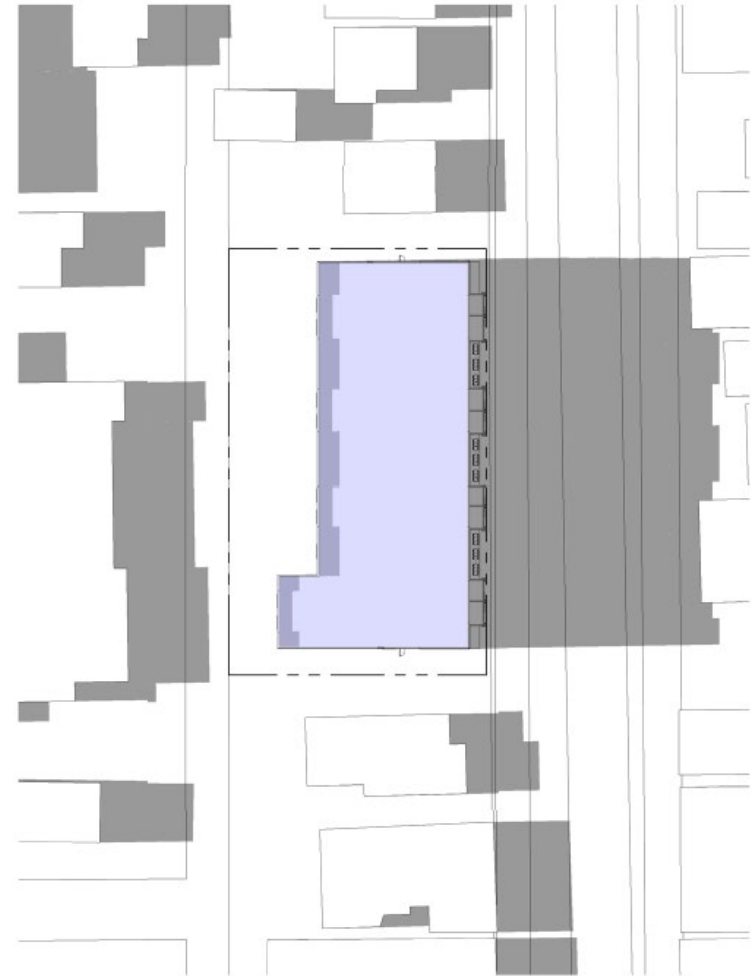




# Shadow Study - Summer Afternoon



3PM



6PM



# 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 the preferred design concept, as necessary.
- 04** Submit development application to the City of Winnipeg to initiate the formal approvals process (Summer 2023 - anticipated).



# Thank You

If you have any further questions, please contact:

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or **204-453-8008**

OR

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or **204-453-8008**

**[www.landmarkplanning.ca](http://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>**