Agenda – Executive Policy Committee – September 17, 2014

REPORTS

Item No. 6 Subdivision and Rezoning – 267 Sherbrook Street (Fort Rouge-East Fort Garry Ward) File DASZ 22/2014 [c/r DAV 140517/2014D]

COMMUNITY COMMITTEE RECOMMENDATION:

On September 9, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the plan of subdivision under File DASZ 22/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 22/2014 dated September 1, 2014 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 22/2014 dated September 1, 2014 to an "RMU" Residential Mixed Use District, subject to the following conditions:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, landscaping, and lighting to the City Centre Community Committee, and the Director of Planning, Property and Development for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

6. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

11. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

12. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On September 9, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Subdivision and Rezoning – 267 Sherbrook Street**
File DASZ 22/2014

For submission to: **Executive Policy Committee**

Prepared by: **Mr. Andrew Poitras, Senior Committee Clerk**
City Centre Community Committee

Report date: **September 10, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 9, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy:

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2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 22/2014 dated September 1, 2014 to an "RMU" Residential Mixed Use District, subject to the following conditions:

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3. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

4. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

5. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

6. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward the same to Council for all three (3) readings.

7. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law comes into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twelve (12) month period and the extension is subsequently approved by Council.

11. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

12. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. I want to commend the proponents and I'm very aware of the consultation they've done in the West Broadway area. They met with people for a significant period of time and were very thorough and they've listened to the community.
2. They are bringing something very innovative and of high quality to this downtown neighbourhood.
3. Proximity to transit hub.

4. The density is building up and not out and its courage of innovators like this that will really make the difference because it's challenging to do infill and something that hasn't been done here before.

PUBLIC HEARING SUMMARY

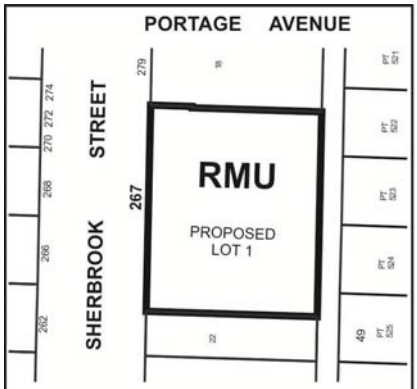
File: DASZ 22/2014

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gerbasi
Councillor Smith

Hearing: September 9, 2014
Council Building, 510 Main Street

Applicant: 267 Sherbrook Inc. (Sotirios Kotoulas)

Subject:



APPLICANT : 267 SHERBROOK INC.
FILE : DASZ 22/14
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands to allow for the construction of a multiple family dwelling with main floor multi-tenant commercial uses. **For information, phone Mr. M. Robinson, Planner, at 204-986-3213.**

Premises Affected: 267 Sherbrook Street

Exhibits Filed:

1. Application dated July 18, 2014
2. Notification of Public Hearing dated July 23, 2014
3. Manitoba Status of Titles 2551138/1, 2551141/1, 2551148/1
4. Drawing of subject property
5. Shadow Studies submitted by the Applicant
6. Urban Analysis submitted by the Applicant
7. Plans (18 pages)
8. Report from the Planning and Land Use Division dated September 1, 2014
9. Communication dated August 29, 2014, from Greg MacPherson, West Broadway Community Organization, in support of the application
10. Shadow Studies submitted by the Applicant
11. Inspection Report
12. Communication dated September 5, 2014, from Paul Boge in support of the application

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

REPRESENTATIONS:

In Support:

Paul Boge
George Cibinel
Manolis Kesidis
Konstantinos Kotoulas
Sotirious Kotoulas
Greg MacPherson, West Broadway Community Organization

In Opposition:

Nil

For Information:

Daniel Simeone
Ian Sunabacka

For the City:

Mr. M. Robinson, Senior Planner, Planning, Property and Development Department
Mr. A. Ross, Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 22/2014

ADMINISTRATIVE REPORT

Title: DASZ 22/2014 – 267 Sherbrook Street

Issue: For consideration at the public hearing for a Rezoning and Subdivision for DASZ 22/2014 – 267 Sherbrook Street

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 22/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 22/2014 dated September 1, 2014 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 22/2014 dated September 1, 2014 to an "RMU" Residential Mixed Use District, subject to the following conditions:

   A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

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11. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

12. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, the property will be rezoned and subdivided.

CONSULTATION

In preparing this Report there was consultation with:
N/A

SUBMITTED BY

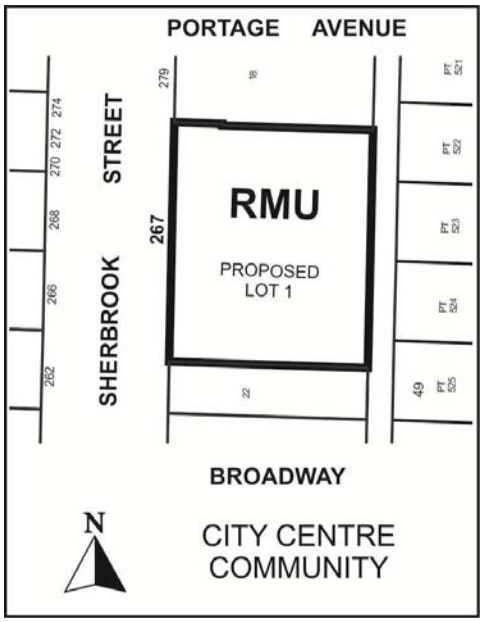
Department	*Planning, Property and Development*
Division	*Planning and Land Use*
Prepared by	Michael Robinson, AICP, MCIP
Date:	September 1, 2014
File No.	DASZ 22/2014

APPENDIX 'A'

DATE: September 1, 2014
FILE: DASZ 22/2014
RELATED FILES: DAV 14-140517/D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.103

SUBJECT: To rezone and subdivide the subject land from a "C2" Commercial District to an "RMU" Residential Mixed Use District

LOCATION: 267 Sherbrook Street
LEGAL DESCRIPTION: see application



APPLICANT: Sotirios Kotoulas – 267 Sherbrook Inc.

OWNER: same

RECOMMENDATION: Approval

SITE DESCRIPTION

The subject property, which is currently zoned "C2" Commercial District, is located on Sherbrook Street, between Broadway and Portage Avenues, in the West Broadway neighbourhood of the Fort Rouge-East Fort Garry ward.

North: Multi-family residential building zoned "RMF-L" Residential Multi-Family District
South: Office building zoned "C2" Commercial District
East: Residences zoned "R2" Residential Two-Family District
West: Commercial buildings and parking lots zoned "C2" Commercial District

DESCRIPTION OF THE PROPOSED DEVELOPMENT
The proposed development is a 14 storey, 150 unit mixed use building on the east side of Sherbrook Street, between Portage and Broadway Avenues. A detailed description of the proposal is provided in Appendix 'C'. An image of the proposal is provided in Appendix 'D'.

Reason for application
The proposed density exceeds what is allowed in the "C2" Commercial District. The "RMU" Residential Mixed Use District, however, allows for a higher density and commercial uses. Consequently, to accommodate the proposed density and mixed use, a rezoning to "RMU" is required.

ANALYSIS AND ISSUES

OurWinnipeg/Complete Communities
A. Policies
i. OurWinnipeg (Complete Communities Direction Strategy)
Sherbrook Street is a mixed use corridor. Mixed use corridors serve as city routes, connecting neighbourhoods and transporting people, goods and services. Corridors serve the additional purpose of accommodating a mix of uses, functioning as vibrant urban places for Winnipeggers to live, work, and play. Given their prominence in daily life, corridors are ideal for transformative change.

Mixed use corridors provide opportunities for residential intensification and for mixed use development, with the retail and commercial services at grade level to enliven the street.

Given its location on a mixed use corridor, the proposed rezoning to "RMU" for a mixed use building is consistent with Complete Communities.

B. Design
Setbacks
The setbacks are consistent with expectations for an urban context.

Front
The proposed front yard setback is intended to bring the commercial/retail services up to the street and to create a more urban edge along this portion of Sherbrook Street. The setback is consistent with the Case Loma building to the north, which is built up to the property line.

Rear
The mass of the building is setback 38 feet from the rear property line. This larger setback provides for a rooftop terrace above the parking garage and slightly mitigates the impact of shadowing on properties to the east.

Sides
There are 9'4" setbacks maintained on the east and west sides of the property, with the exception of a stairwell and elevator/lobby, which abut the property lines.

The elevator/lobby is not a solid mass but is perforated with windows and glass block, which creates site lines. The stairwell on the south abuts the blank north wall of the adjacent building.

If the lobby and stairwell were to be further setback, the underground parking would no longer function, as there would be insufficient space for the ramp and drive aisle.

Materials and Massing
The building will be clad in masonry and includes a significant amount of glazing on the front and rear elevations. The front elevation provides significant visual interest through the following features:

1. Storefront retail at grade
2. Exposed vertical elements which break up the mass of the building into smaller components
3. A step back of approximately 6 feet for the 2-7 floors
4. Multiple variations in the vertical plane of the building
5. Changes in the colour of cladding materials
6. Different window types and orientations

Overall, the cladding materials are high quality and the massing reflects that great detail has been given to the architecture of the building.

Height
"RMU" allows a maximum height of 100 feet. The applicant is applying for a height of 145 feet, which is being dealt with in the associated variance report (DAV 14-140517/D).

The applicant submitted a height map (Appendix 'E'), which identifies other buildings in the immediate area which are similar in height to what is proposed. Specifically, there are three buildings which are similar in height or taller than what is proposed:

Lions Manor	320 Sherbrook	±14 Storeys
Lions Place	610 Portage	±18 Storeys
Manitoba Housing	195 Young Street	±12 Storeys

The applicant has also provided a comparative shadow study (see Attachment 'A') which shows the location and length of shadows at different times of the year and different times during the day for three scenarios:

- A 60 foot high building – which is the maximum height for multi-family residential under the current "C2" zoning.
- A 100 foot high building – which is the maximum height under the proposed "RMU" District
- A 145 foot high building – which is the proposed height

He has provided the following analysis of the shadow study:

The massing for 267 has been reworked and redesigned after the open house in March. The previous mass created a longer shadow in the adjacent Greenheart courtyard to the North of 267. We decided to trim the 267 mass so the shadow was thinner and moved through the courtyard faster. The Greenheart courtyard is never completely covered in shade. In the summer (June) the shadow approaches the courtyard around noon. By 14:00, the shadow covers less than half of the courtyard and by 15:00 the courtyard is bathed in light again.

In the summer months, the Furby properties directly behind 267 receive shade at 5:00 pm. The shade impacts the parking lots belonging to the apartment buildings and the apts facing west. The Furby apartments do not have landscaped yards where people can spend time outside. The evening shadow does not affect outdoor space for these units.

In summary, the shadow study shows that courtyard of the building to the north is partially shadowed in all instances, with the shadows starting slightly earlier with the two taller buildings.

Several properties across the back lane are shadowed more extensively and for a longer period of time with the two taller buildings. However, these properties do not have any backyard amenity space.

Consequently, the additional height will not have a substantial adverse shadow impact on adjoining properties.

Parking and transportation
The building will include a total of 55 parking stalls – 43 indoor and 14 off the back lane. In addition, two car share vehicles will be provided on site as well as indoor bicycle storage.

The development is located in a transit hub zone with 10 bus routes servicing the immediate area.

According to the 2011 Census, 58.19% of West Broadway residents go to work with non-vehicular modes of transportation. (Appendix 'F')

In addition, there are many neighbourhood amenities within walking or biking distance to the development (Appendix 'G')

Public Consultation
The applicant held a public open house on March 27, 2014 at the Broadway Neighbourhood Centre.

Other
While Sherbrook Street has the characteristics of a community mixed use corridor south of Broadway Avenue, currently this stretch of Sherbrook Street (between Broadway and Portage Avenue) does not function well as a mixed use corridor, due to the lack of buildings, a large vacant lot (the subject property) and large amount of surface parking on the west side of the street.

This development will increase the density on the block and become a northern anchor for the development to the south. With the street level commercial uses, it will attract people and enhance the vitality of the street.

It is hoped over time, additional pedestrian oriented mixed use developments will be attracted to this block, filling in the surface parking lots and low density uses.

RECOMMENDATIONS
The Urban Planning Division recommends that the application be approved and that the subject property be rezoned to "RMU" Residential Mixed Use District.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Michael Robinson, AICP, MCIP
PPD File # DASZ 22/2014

APPENDIX "A"
Schedule "A" for File No. DASZ 22/2014, City Centre Community Committee, dated September 1, 2014

By-Law No. _____

File No. **DASZ 22/14**

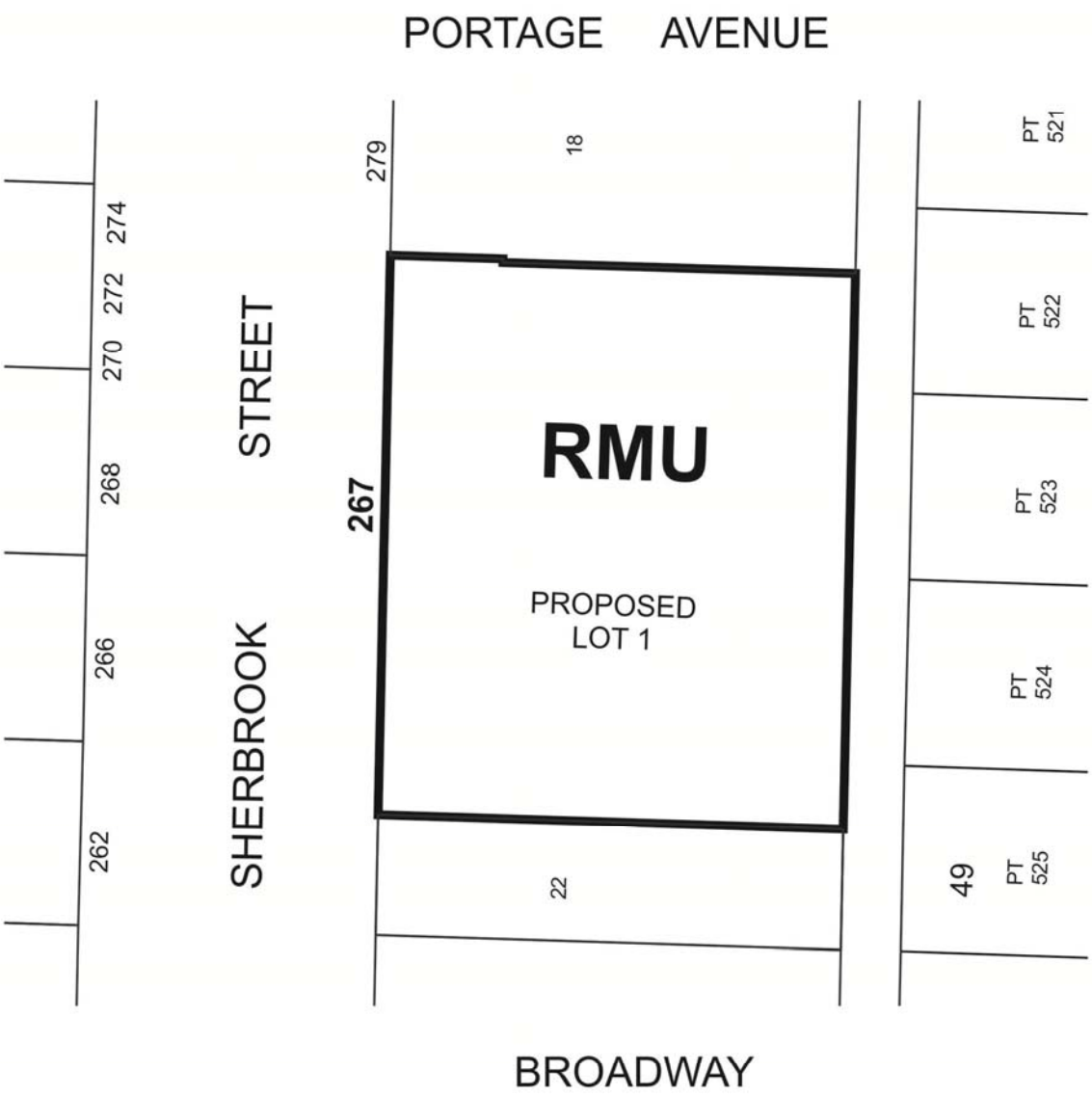
Atlas Sheet No.

N

AA23
CITY CENTRE
COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 267 Sherbrook from a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to facilitate the consolidation of lands to allow for the construction of a multiple family dwelling with main floor multi-tenant commercial uses as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Appendix ‘B’
Aerial Photo (Flown in 2012)



Appendix 'C'
Description of the proposed development

267 SHERBROOK INC.

High Density Urban Core Intervention

267 Sherbrook is a proposed mixed use complex with approximately 150 apartment rental units and street level space for commercial and public activities. At street level a lobby entrance for the tenants is placed at the north end of the complex. A café of approximately 1175 sq ft and a storefront space of approximately 1495 sq ft accessible from the sidewalk. At the south end, recessed from the sidewalk, is a ramp that takes cars down to the underground parkade. 267 Sherbrook is currently zoned as C2. It is our preference to change the property from C2 to RMU and apply for a 45 ft height variance for a building height of 145 ft. We believe this volume fits well within the massing context of the neighbouring Lions Manor and Lions Place, which are 14 storeys and 18 storeys respectively. The new complex will add density and transform the predominately commercial block between Broadway and Portage. With the 267 intervention the block will transform into a dominantly residential zone with 267. The high cost of construction requires higher density to make it viable. The current density limit of 36 units is suburban in nature, and does not fit the demands and needs for rentals in the urban neighbourhood of West Broadway and Downtown. A 145 ft. height versus a 100 ft. height allows for 150 rental apartment units to be built. On the block, the new apartments added to the existing Greenheart Co-op and Casa Loma units will create a new level of density and transit ridership.

Since the March 27 2014, open house at the Broadway Neighbourhood Centre, and a meeting with 2 residents on the board of the Greenheart Coop we strove to alter the design to maximize the intensity and quality of light in the Greenheart courtyard during afternoon hours. The massing has undergone a variety of changes including an east west reduction in volume that produced a thinner building with a thinner shadow.

Setback

The apartment building attempts to reinforce the historically established façade datum at the northern end of the block. Building 5 ft from the property line links the lobby café and commercial space directly to the sidewalk. Building near the Sherbrook lot line respects the historical datum to the North and brings it in alignment with the beautiful MTS building. The new mass will add to the definition of the block and help stitch the disparate nature of the zone. The parking lots with floating islands of retail across the street stand in sharp contrast to the block across the street. The east side of the Sherbrook block between Broadway and Portage exhibits a variety of setbacks and forms. Towards the North it is an urban block with buildings built to the lot line. This form attempts to construct an urban block. The East side of the block is bisected by the current empty paved lot: 267 Sherbrook. A new mixed-use residential complex will present a unique

inclusive urban model for a block that exhibits a wide range of use types and public and private programming. The mass of the building is broken down into a series of 5 vertical volumes. The 6 vertical ribs across the east and west façade are load bearing walls and they are set 5 ft. behind the property line. The front yard is 5 ft deep at each load-bearing wall. The 6 load bearing walls break the mass up vertically across the width of the site. The mass is no longer read as one volume but five volumes. The two street level storefronts are 15 ft. high and run along the sidewalk. The inhabitable spatial mass above is set back 6 ft from the edge of the load bearing wall for the first 6 storeys in height above street level retail. Floors 7 to 13 are 1 ft behind the end of the load bearing wall, and hover over the void below to create 3 vertical pockets of space with balconies and ribbon windows.

The rear setback is 23 ft. instead of 25ft. The setback is preferred at 23 ft since that is the minimum required for parking and snow removal. The 23 ft setback allows the indoor parking space to work and maximizes the frontal commercial space. The 23 ft. setback also grants an extra 2 ft. for the outdoor yards for 7 units on the roof of the indoor parking structure. Visitor parking, accessible parking, a van stall, and the car share parking stalls all feed off the back lane. The cars for the car share program must be outside in order for other members in the area to have access to them. The visitor parking stalls cannot be accommodated in the front and will therefore work at the rear. The rear entrance has plenty of space for loading and unloading items and people. It is necessary to provide ample parking space off the back lane to facilitate functionality.

The side yards are approximately 9 ft. 6 in. but at two locations where circulation cores are concerned the side yards are 0 ft. At the North side of the complex the elevator and stair core come to the edge of the property line. This core is not a solid mass but is perforated with windows and glass block creating sight lines. At the South end of the complex a stair tower is built 0 ft. from the side property line. The cores are pushed to the edge to allow for maximum parking layout underground. If the cores move further into the mass the underground parking would no longer work since it would cut into the driving lane and the South stair tower would land on the ramp blocking egress into the underground parkade.

Landscape

The complex is thoroughly architectural and will form the environment and landscape of the property. Landscape elements such as planters on the balconies and hanging vines off the 6th floor setback are ways of bringing vegetation to the higher datum. Flowers and plants will also frame the entrance and the café. The roof of the grade level parking structure is divided into 7 private yards that align with the units. These yards will include trees, shrubs, and vines. The elevated yards are located 15 ft above street level and will create a protected semi private space that will vitalize the backlane. The Sherbrook sidewalk in front of the building is lined with large elm trees. These trees will screen the architectural elements from the street and provide shade and enclosure from the elements above.

The structure is cast concrete from the underground parking to the second level and continues vertically as a load bearing masonry structure. Hollow-core slabs rest on 6 load bearing walls that make up the skeletal East/West structure. Each wall addresses the city in a distinct configuration. Most walls become armatures for balconies from floors 2 to 6.

267 Sherbrook will increase the density of the block and become a northern anchor to the lively Sherbrook armature south of the site. The new apartment building will bring more residents to the block and add to the density to West Broadway and the Sherbrook and Portage intersection. At street level the commercial activity will attract a flow of people in and out of the building. The commercial zones are the most porous parts of the building. The roof becomes the most active shared private space in the building since only tenants and their guests occupy that space. The roof will house penthouse units, a gym, herb garden, and a multipurpose room that opens out onto an outdoor deck facing West. This roof garden is the communal space for tenants and can be accessed all year round.

Transit and Parking

The apartments will soon be approached on bike along the new Sherbrook bike lane. This lane will provide safety for residents who bike, and will enhance the walking experience. Residents and the public can temporarily lock their bikes in front grab a coffee or juice at the cafe and use the amenities or services provided in the adjacent street-front space. 267 Sherbrook provides safe indoor and outdoor space for 120 bikes.

The high-density residential building is located in a transit hub zone with 10 buses servicing the immediate area. We believe the proximity to many transit routes creates a more efficient and safe transit ridership environment. The apartment building is centrally located within a network of transit routes that criss-cross the city. According to the Household census of 2011 58.19% of West Broadway residents go to work with non-vehicular modes of transportation. Public transit takes 32.76%, walking: 17.75%, and bike: 7.68%. A car-sharing program will be provided (2 cars) and heated parking for 43 stalls. There are currently 55 parking stalls on site. 43 are indoor and 14 are outdoor off the back lane. The stalls off the back lane are 23 ft deep off the property line/back lane. The rear is set back 23 ft instead of 25 ft because that is the minimum required for parking and snow removal off the back lane. Two 8 ft. wide stalls are reserved for a van. 3 parking stalls are reserved for handicap parking, 6 stalls for visitors and 2 for the peg city co-op car share program. Underground, 33 stalls will be accessed from a lane and ramp off Sherbrook. 10 stalls are housed in an interior parking structure whose entrance is off the back lane. Two garage doors 23 ft. from the rear property line give access to a 10 car indoor parkade.

The site is also centrally located between two hospitals: Misericordia and the Health Science Centre, schools, institutions and the Sherbrook Public Pool which will soon undergo restoration. 267 Sherbrook will also provide student housing to University of Winnipeg students. Many of the bays between the load-bearing walls can be transformed into studio apartments that could be very good for students. I have presented this project

to the University of Winnipeg and they suggested they may be interested in taking 2 floors for student housing in the future. This is a residential mixed-use building that will service the greater downtown Winnipeg.

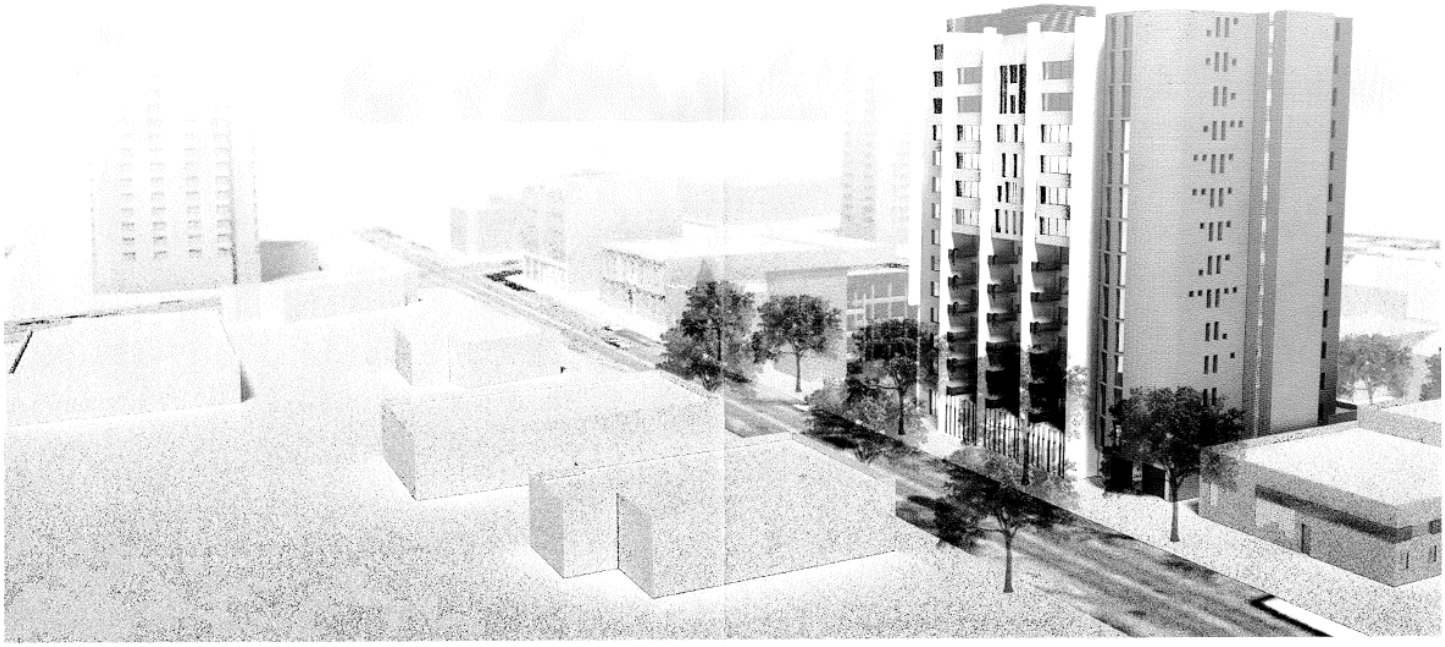
Respectfully Submitted,



Sotirios Kotoulas

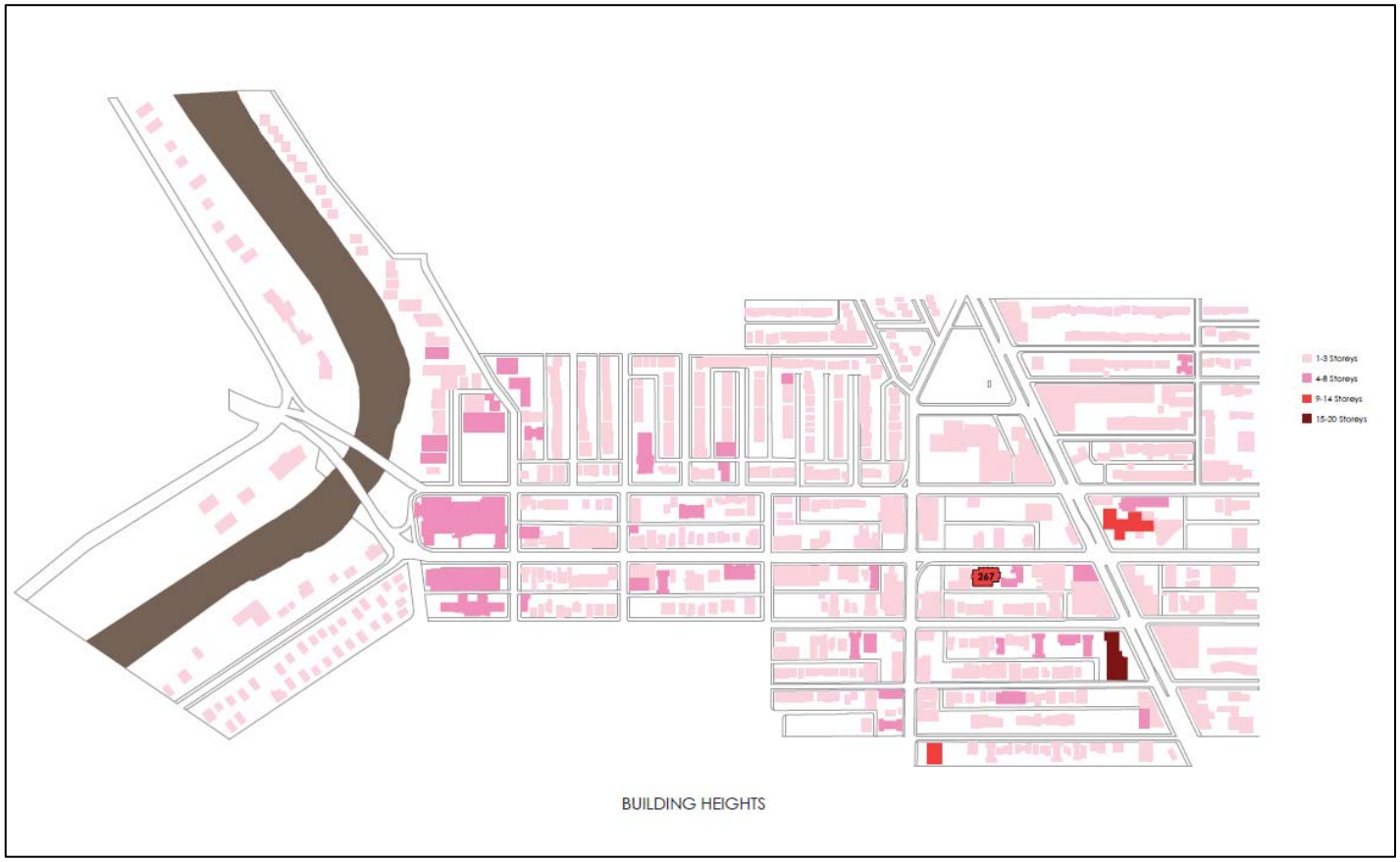
267 Sherbrook Inc.

Appendix ‘D’
Image of the proposed development (from Sherbrook Street looking east)

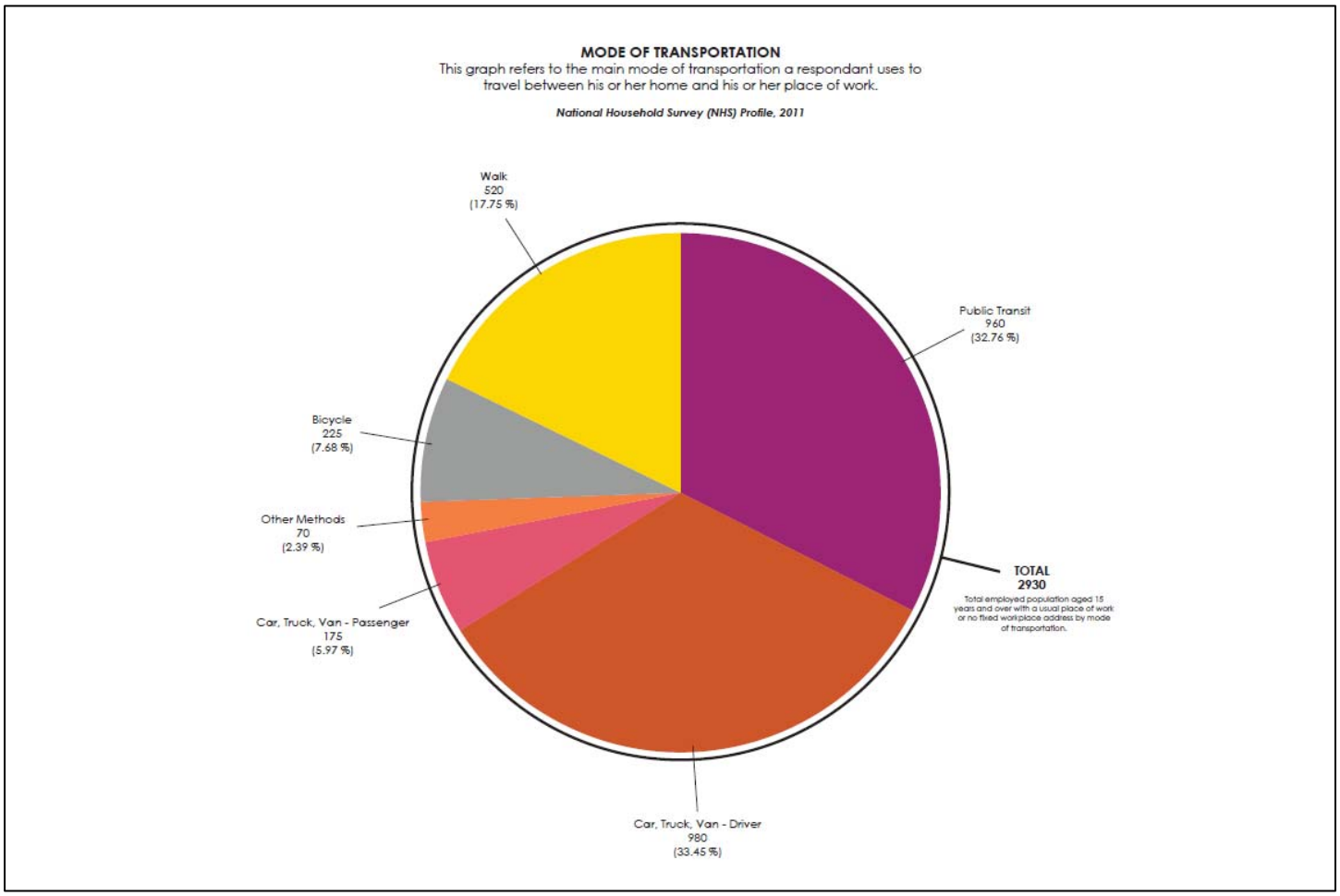


267 Sherbrook
West Elevation

Appendix ‘E’
Height Map of surrounding tall buildings



Appendix ‘F’
Mode of Transportation – West Broadway Neighbourhood



Appendix ‘G’
Commuting Time Chart

