874 / 876 / 880 Grosvenor Avenue

Community Engagement Report

Prepared by: Richard + Wintrup Planning and Development

November 2020

Introduction

Richard+Wintrup Planning and Development was hired by Ventura Developments to help conduct community engagement for 874 / 876 / 880 Grosvenor Avenue. For this project, there were three engagement activities that informed the development concept and gathered feedback from adjacent residents:

- Corydon-Osborne Area Plan - The planning process for the Corydon-Osborne Area Plan, while external to this project, directly informed the proposed building design.
- Direct Engagement - Adjacent neighbours were consulted with directly, and asked to provide letters of support.
- Virtual Open House - Due to COVID-19 restrictions, an online Open House event was organized to share more information and allow for questions from the public.

These activities are summarized in the following section. Throughout our engagement process, there has been no expressed objection from the public. A recording of the Virtual Open House event can be made available by request.

Community Engagement Analysis

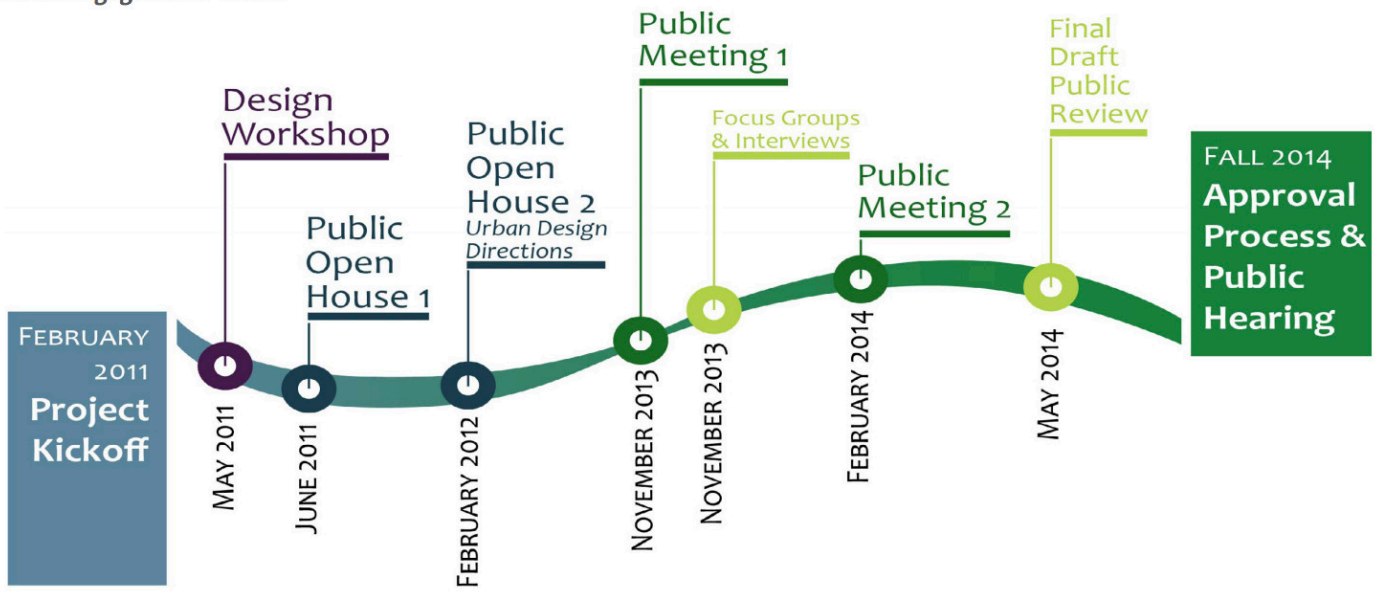
Corydon-Osborne Area Plan

Prior to the adoption of the Corydon-Osborne Area Plan in 2014, three years of engagement with residents, businesses and other neighbourhood stakeholders was conducted through Design Workshops, Public Open Houses, Focus Groups and Interviews. Feedback gathered was used to develop the content of the Plan, including land uses, context-appropriate built form & development, design guidelines, pedestrian & cycling connections, public spaces, streetscaping, and other elements.

Key content for the site's designated Low-Rise Mixed Use area that were specifically considered in the proposed development concept include:

- Increased lot coverage and building height (a maximum of 4 storeys toward the street corners
- Parking in rear yard / building
- Articulated entrances to all streets
- Variation across the width of the façade

Public Engagement Process



Direct Engagement

The residents directly adjacent to the site were contacted on multiple occasions to gauge their support for the proposed development. There were no major concerns or objections. Most neighbours believe the building fit well in the context of the neighbourhood and have provided letters of support to the City.

Virtual Open House

A virtual Open House was organized to allow surrounding residents an opportunity to learn more about the proposed development and ask the development team direct questions. To ensure residents had sufficient opportunity to attend an Open House event, two dates were offered: Wednesday, November 18th and Sunday, November 22nd. To advertise the events, a large sign was posted on the front yard of 880 Grosvenor

Avenue and a total of 300 flyers (Appendix A) were hand-delivered to residences within an approximate 300-metre radius of the proposed development site 10 days before the event. The flyer included details of the proposed development, building concept renderings, and a link to our project webpage (https://www.richardwintrup.com/874-880-grosvenor). This webpage primarily featured a multi-step RSVP form for individuals to sign up for one of two sessions dates and a box for questions or comments.

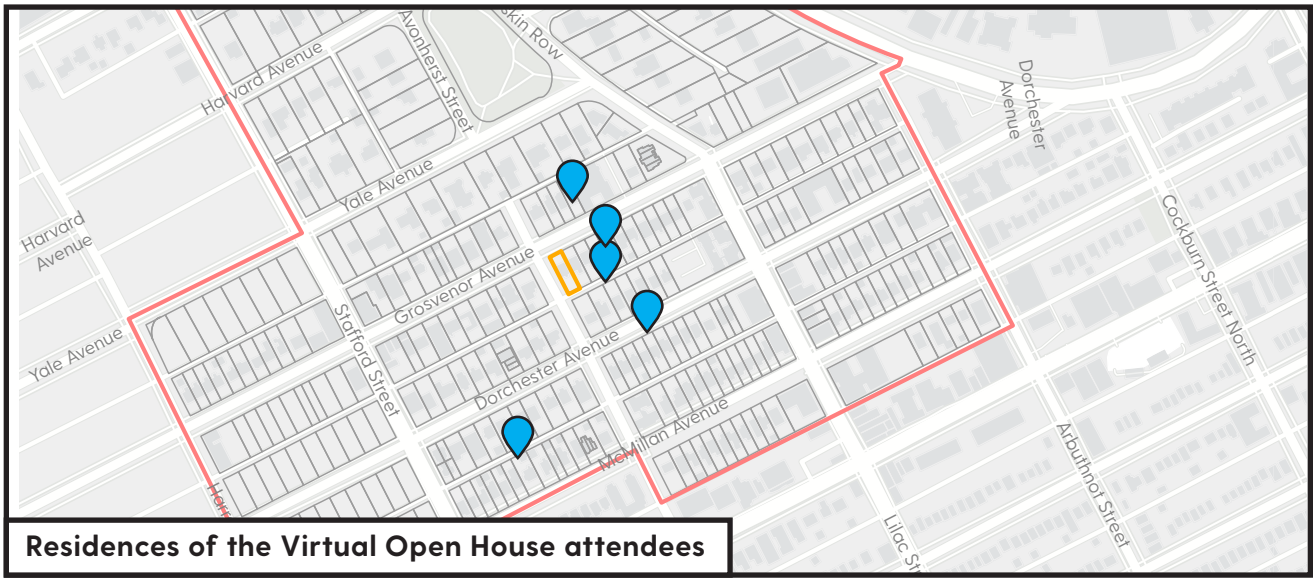
A total of 7 form responses were received, which included 6 RSVPs and 1 comment. All but one RSVP was for the Wednesday, November 18th session. We therefore consolidated the events into one session (November 18th) and gave the remaining respondent an opportunity for a direct discussion with our team or to switch session dates.



Flyer Delivery Area



First Page of the Open House Flyer



Residences of the Virtual Open House attendees

On the day of the event, 5 people were in attendance. A powerpoint presentation was shown (Appendix B) that highlighted the planning process, design components of the proposed development and details for the public hearing.

Comments prior to the Virtual Open House:

- I am in favour of developments like this taking place in my neighbourhood and would like to learn more about the project.
- I am not able to attend community meetings about your 874-880 Grosvenor proposed multifamily market housing development. Instead I would like to affirm my approval, as a neighbourhood resident, of the development design as advertised in your flyer distributed 11/12/2020. A four-storey multifamily housing development is an excellent, appropriate, and community-enhancing addition to this neighbourhood. Higher density housing will add to the amenity orientation of this neighbourhood, maintaining city vitality and impetus to infrastructure (sewer/water; schools; parks) renewal and improvement. 4 storeys with balconies and sufficient windows is an ideal, human-scale dwelling height, maintaining sunlight in the neighbourhood along with vitality. While this neighborhood generally needs multi-tiered parking lot development, the mostly-integral car parking design and bike parking in the proposed R+W/Ventura Grosvenor development fits the spirit of reprioritizing human-centric infrastructure. Per the illustration, the building envelope is handsome, again prioritizing the human experience. In short, the proposed R+W/Venture development looks well thought out, including as it incorporates neighbourhood feedback.

Questions prior to and during the Virtual Open House:

- Do you know how tall the structure would be in relation to the Lucerne apartments (Wentworth & McMillan)?
- What is the estimated time for the completion of construction?
- Are they going to be rental or condo units?
- Is there a structure at the back of the building?

All questions were answered to the satisfaction of attendees.

Appendix A: Open House Flyer



Invitation to a Virtual Open House for:

874/876/880 Grosvenor Avenue

Ventura Developments is proposing to develop a new 4-storey residential building at the corner of Grosvenor and Wentworth. As a nearby resident, we want to give you the opportunity to speak directly with our development team. To respect COVID-19 safety measures, we will host two virtual sessions to present project details and answer any questions you may have. Sessions dates are: November 18th, 7pm and November 22nd, 3pm.

Please submit your RSVP on our website at:
www.richardwintrup.com/874-880-grosvenor

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DEVELOPMENTS

Key Project Details

- A four storey, 26 unit multi-family residential building designed by award-winning Prairie Architects, who specialize in context sensitive infill design.
- Desired and efficient development of currently underutilized frontage sites (currently 2 two-family and 1 single-family buildings) along Grosvenor Avenue, an already dense corridor in the heart of the Corydon-Osborne Village mixed use area.
- Provision of compact urban form housing in a walkable community that is also effectively serviced by transit, offering alternatives to using single occupancy vehicle(s).
- A total of 23 parking stalls (9 exterior and 14 interior stalls), reflecting prudent reduction in required parking (1:1) to support alternative modes of transportation including walking, cycling and transit.
- Well-designed and effective screening of the parkade at-grade, using high quality materials, landscaping, and existing residential uses.
- 10 secure bike parking stalls, visitor bike parking and a bike washing area.
- Car sharing program included in plans for the development.
- Recently removed from proposed Heritage Conservation District boundaries.
- Proposed Residential Multi-Family Large (RMF-L) zoning.
- Located in a Low Rise Mixed Use area as designated in the Corydon-Osborne Secondary Plan, which allows for 4-storey corner developments.
- Public Hearing is set for November 27th at the City of Winnipeg for a subdivision and rezoning.

Conceptual Image for Discussion Purposes Only



Appendix B: Open House Presentation

www.ventura.mb.ca



Virtual Open House Presentation

874 / 876 / 880 Grosvenor Avenue

R+W RICHARD WINTRUP

prairie architects inc.

VENTURA DEVELOPMENTS

How this Session will Work...

Introductions

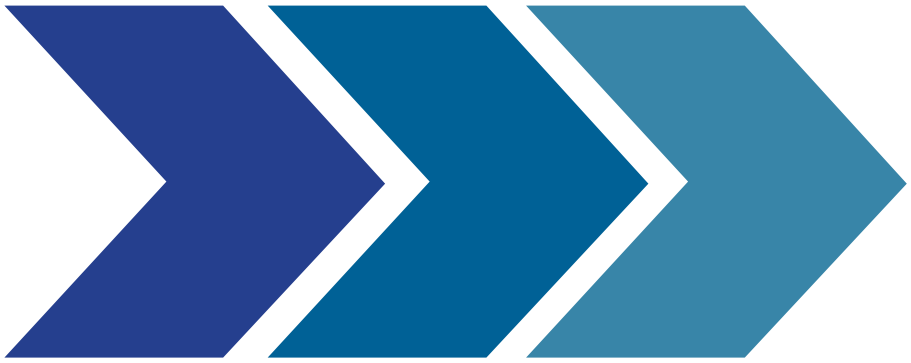
- Richard+Wintrup, Prairie Architects, and Ventura Development

Presentation

- Project details will be shared and discussed in a formal presentation
- Please submit any questions you have in the chat, and we will address them in the Question & Answer period

Question & Answer

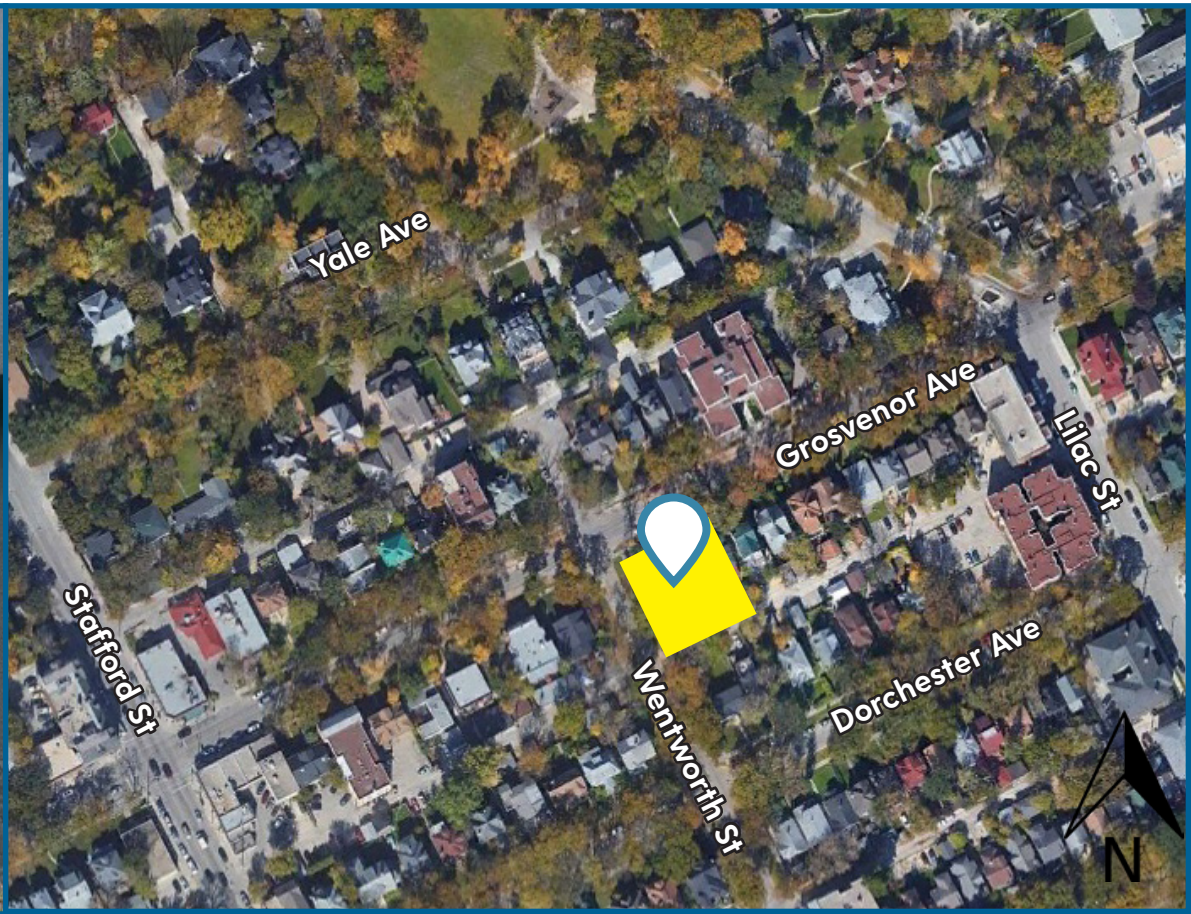
- Our panel will answer questions that were submitted during the presentation, and in advance through the RSVP form



The Site

- Located on the southeast corner of Wentworth Street and Grosvenor Avenue
- Three single-detached houses in various conditions of disrepair
- Wentworth Street and Grosvenor Avenue contain a mix of single-detached and multi-family dwellings of different sizes, including recently constructed buildings at 889 and 887 Grosvenor



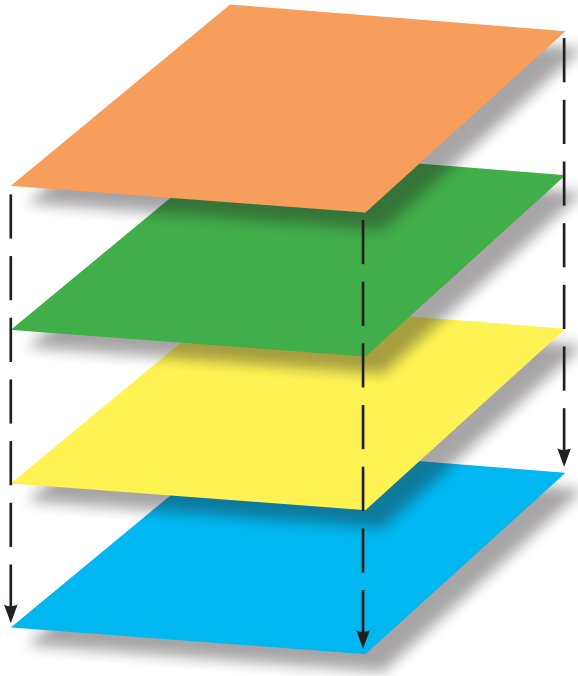


Relevant Policies

There are several City of Winnipeg policies affecting potential development on this site:

OurWinnipeg / Complete Communities

- Designated a Mature Community
- Encourages conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development



Corydon-Osborne Area Plan

- Low-Rise Mixed Use Area
- Medium multi-family developments of 4 storeys are recommended

Zoning By-law

- Currently zoned R1-S (Residential Single-Family Small), to be rezoned

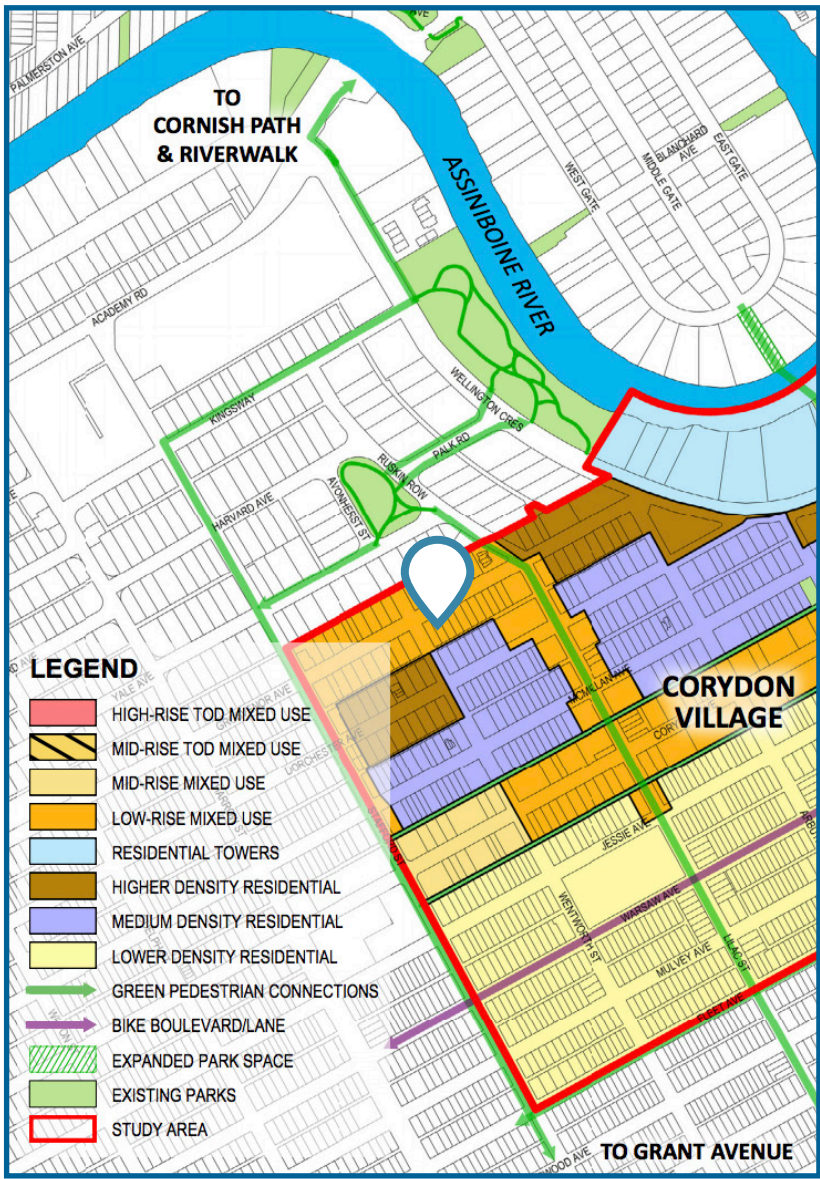
Infill Design Guidelines

- Located in an Area of Stability, which provides specific development guidelines for infill

Relevant Policies

Corydon-Osborne Area Plan

- Adopted in December 2014
- Included three years of engagement with residents, businesses and other neighbourhood stakeholders through Design Workshops, Public Open Houses, Focus Groups and Interviews
- Low-Rise Mixed Use
  - Increased lot coverage and building height toward the corner
  - A maximum building height of 4 storeys
  - Parking in rear yard / building
  - Articulated entrances to all streets
  - Variation across the width of the façade
  - Medium density multi-family residential development.
  - Opportunity for higher density residential development through the rezoning process
- A Planned Development Overlay adopted in 2016 puts further dimensional standards in place for height and yard requirements



Heritage Conservation District

- In June 2019, a conservation district was nominated with proposed boundaries that initially included the proposed development site.
- Amended in February 2020, thereby removing the site from these boundaries (see below)
- The new boundary better reflects the actual boundaries of historic subdivision patterns in the area and avoids conflict with the Corydon-Osborne Area Plan
- The creation of an official plan to be approved by Standing Policy Committee
- On-going communication with the City of Winnipeg's Heritage Conservation department to ensure conformance as this conservation district process continues



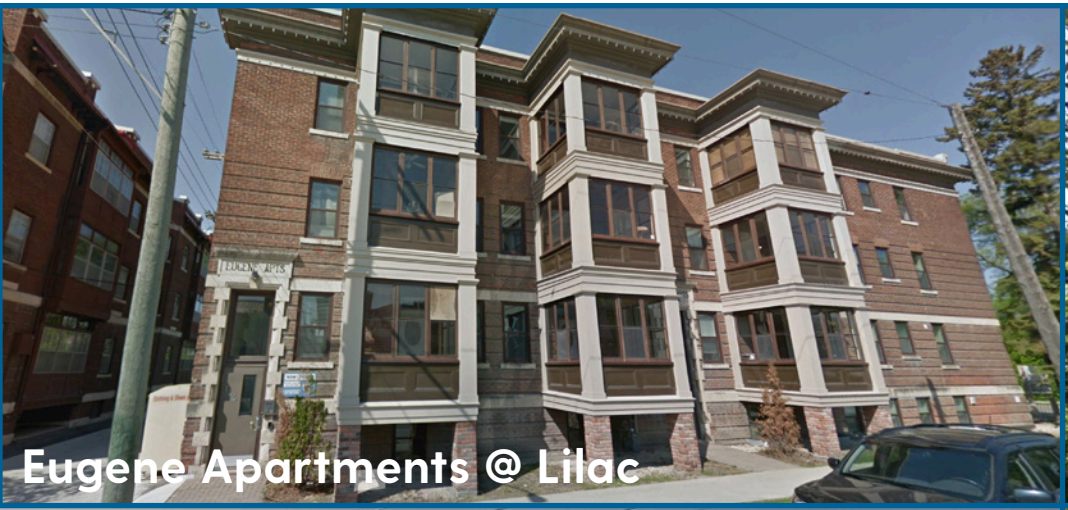
Proposed Development

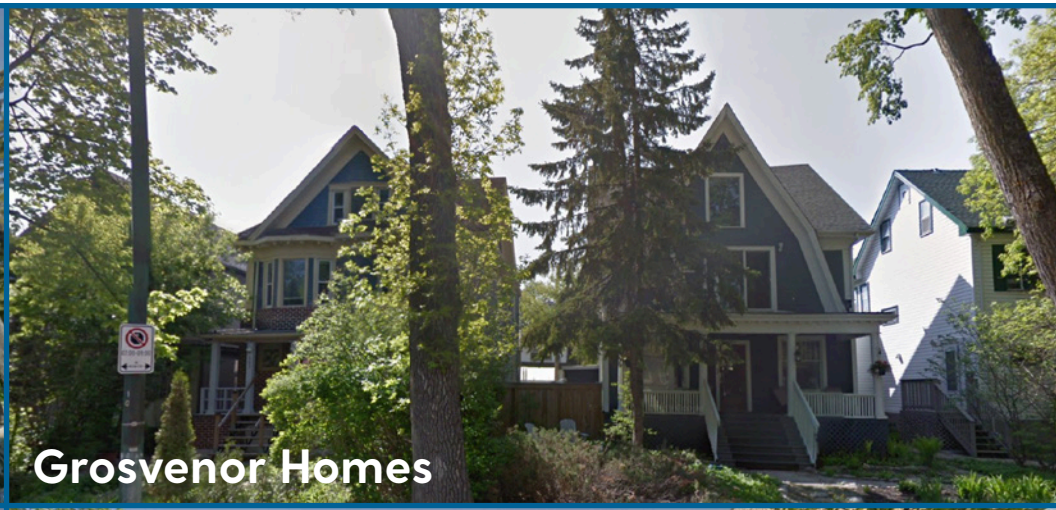
General Rationale

- Context-sensitive infill development of currently underutilized frontage sites along Grosvenor Avenue, an already dense corridor in the heart of Corydon-Osborne Village mixed use area
- Provision of compact urban form housing in a walkable community
- Effectively serviced by transit, offering alternatives to using single occupancy vehicle(s)

Proposed Development

- In keeping with the character, tradition and spirit of the mature neighbourhood the building features articulated and varied facades which reference current scale, forms, and materials in order to better fit within and enhance the existing community.


Eugene Apartments @ Lilac


Grosvenor Homes


Lilac Apartments


The Ritz @ Grosvenor

Proposed Development

Design



Proposed Development

Concept Elevations



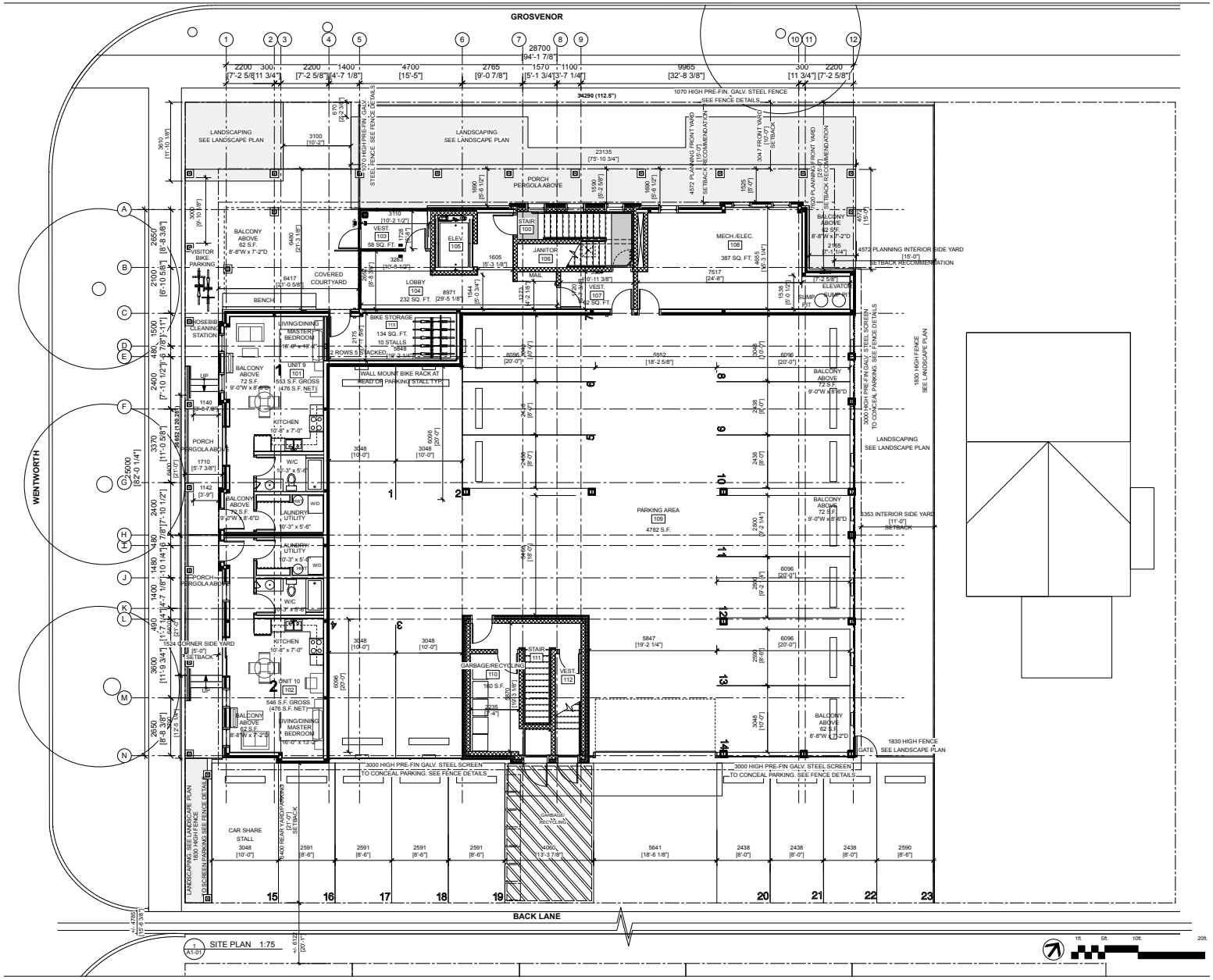
WENTWORTH ST. WEST ELEVATION



GROSVENOR AVE. NORTH ELEVATION

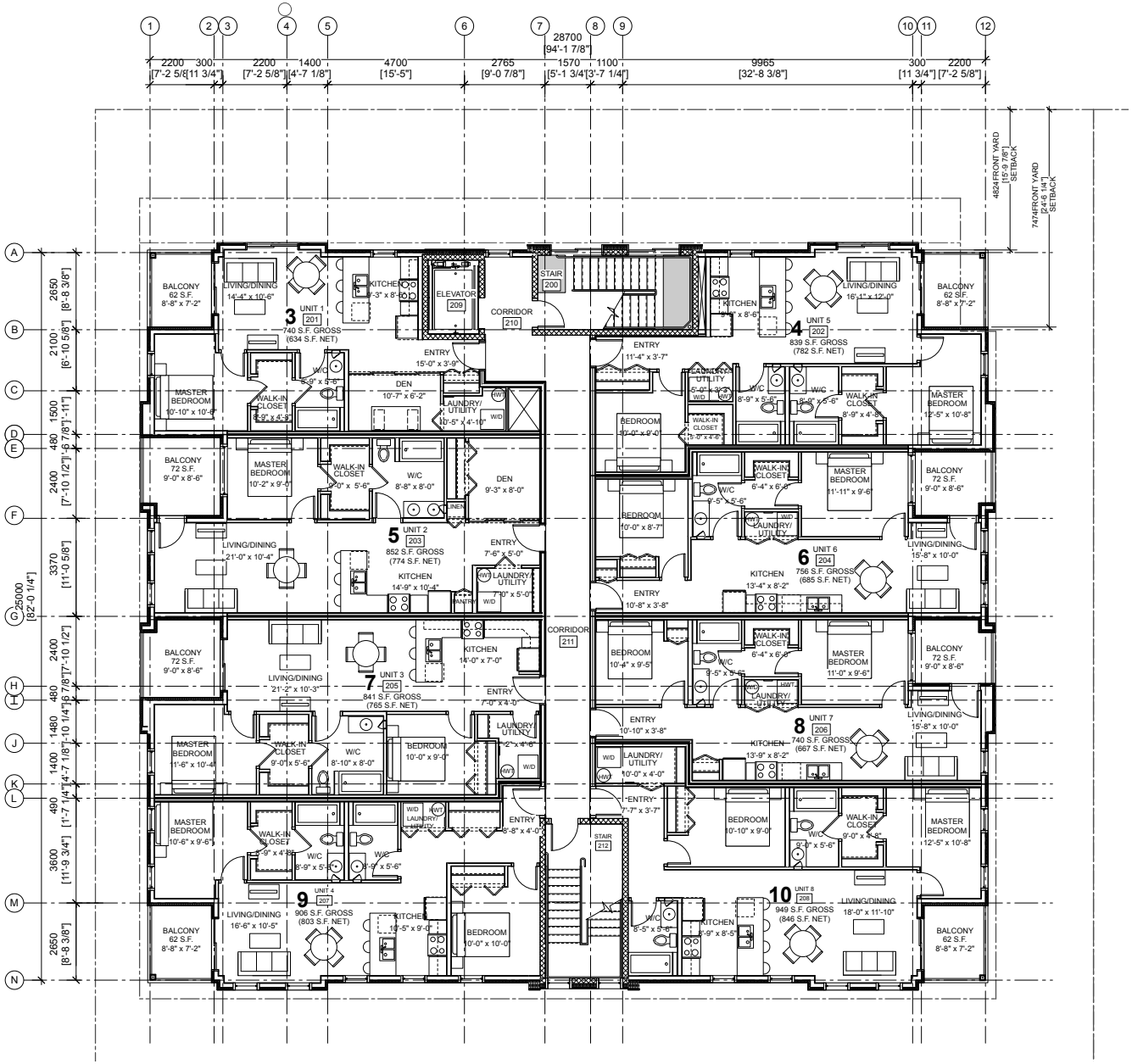
Proposed Development

Concept Site Plan - First Floor



Proposed Development

Concept Site Plan - Second to Fourth Floor



Next Steps

Public Hearing is set for November 27th at the City of Winnipeg

Items to be heard

- Subdivision
  - Consolidating the existing three lots into one to be able to develop a multi-family building
- Rezoning
  - Desired RMF-L (Residential Multi-Family Large) zoning to be able to accommodate the proposed development concept
- Variances
  - To begin demolition as soon as possible, in preparation for construction next year
  - Reduction in overall parking provision
  - Small adjustments in parking lot dimensions
  - Adjustments in yard requirements
  - Increased fence height



Question & Answer Period

Proposed Development

Concept

- Four (4) storey, 26 unit multi-family residential building designed by award-winning Prairie Architects, who specialize in context sensitive infill design
- A total of 23 parking stalls (9 exterior and 14 interior stalls), reflecting prudent reduction in required parking (1:1) to support alternative modes of transportation including walking, cycling and transit
- Well-designed and effective screening of the parkade at-grade, using high quality materials, landscaping, and existing residential uses
- 10 secure bike parking stalls, visitor bike parking and a bike washing area; and
- Car sharing program included in plans for the development.

Proposed Development

Design

- Traditional red masonry is used at the ground level to provide texture and warmth to enhance the pedestrian experience.
- The ground floor units include porches and entrances which face Wentworth to engage the public and promote openness and community interaction.
- A one storey height pergola around the perimeter of the building at Grosvenor and Wentworth references the scale of porches in the area and helps breakdown the mass of the four storey volume to relate to the pedestrian.
- Parking at the rear of the building is screened at grade with columns that reference the pergola, wrought iron fencing and landscaping.
- A covered courtyard at the Grosvenor and Wentworth corner entry of the building maintains sightlines and provides seating for community use.
- The second to fourth floor units include corner balconies with glass railings to help soften transition to adjacent buildings.
- Board and batten fibre cement, segmented windows, a large cornice with dentils, Juliette balconies with wrought iron railings reference traditional architecture styles of the area.
- Professionally designed landscape features a 15’ setback front yard with wrought ironed fencing beautify the site and the community