634 PORTAGE AVENUE

SUMMARY OF PUBLIC CONSULTATION PROCESS



PREPARED BY P3 DEVELOPMENT TEAM

MARCH 30, 2021

PRIVATE
PENSION
PARTNERS™

634 PORTAGE AVENUE – SUMMARY OF PUBLIC CONSULTATION PROCESS

OVERVIEW

Outline steps taken to inform public and stakeholders of the plans surrounding the development of 634 Portage Avenue.

Objectives

i. To allow members of the community to voice any concerns and provide feedback on P3's development proposal for the site at 634 Portage Avenue
ii. To garner support from members of the community and other stakeholders, including businesses and community organizations.

SITE SIGNAGE

A 4' * 8' sign was erected on the corner of Portage Avenue and Furby Avenue (Appendix A) on March 8, guiding traffic to 634portage.ca where local residents and stakeholders could register for a virtual open house or request information.

ONLINE INFORMATION

634portage.ca was launched on 2021-03-03 and updated on 2021-03-03 with the option to RSVP to the virtual open house or request information by emailing info@634portageavenue.com. Appendix B shows screenshot of website.

WRITTEN COMMUNICATION

A mailer was distributed by Canada Post to residences within a 500m radius of the proposed development site. Appendix C shows the mailer and mailer drop-off routes selected. In addition, an advertisement in the Metro was published and distributed between 2021-03-04 to 2021-03-08 See Appendix D.

OPEN HOUSE

Virtual Open Houses were hosted on Wednesday, March 17 and Saturday, March 20. The project Developer, Karl Loepp, COO Private Pension Partners (P3), and the architect, George Cibinel of Cibinel Architecture Ltd., conducted the presentation. In addition to the virtual open houses George Cibinel and Karl Loepp virtually presented to the Board of the West Broadway Community Organization, at the Housing Stakeholders meeting on March 22.

The first virtual open house was attended by 9 people and the second was attended by 5 people. A question and answer session was held after the presentation, during which all questions were addressed. Appendix E includes the materials presented and summarizes the questions received. In addition, a separate questionnaire (Appendix F) was provided to all registered participants with the option to submit any written feedback on building amenities, style and other feedback that they wish to share. No questionnaires were submitted from the registered participants.

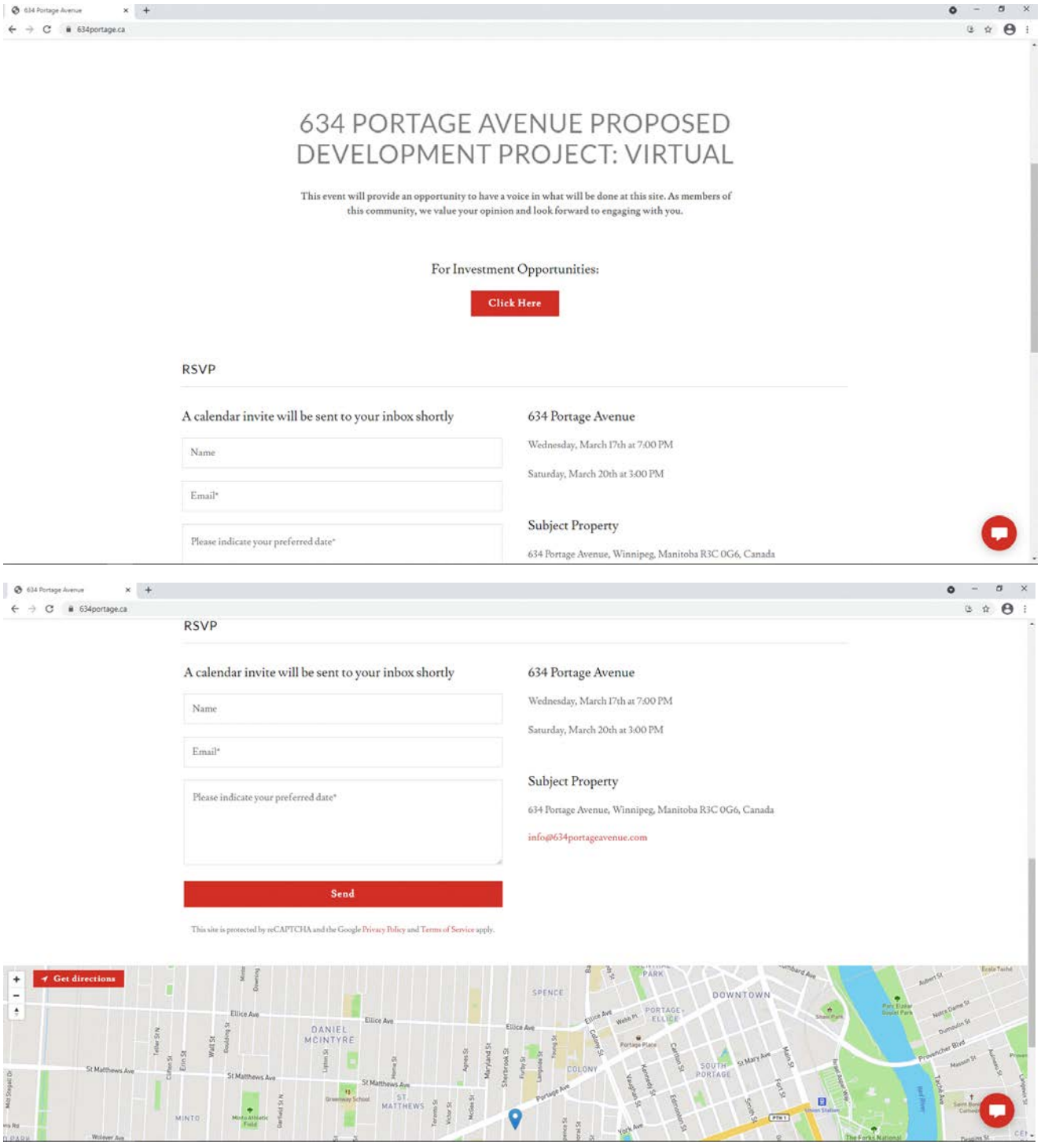
CONCLUSION

Following the guidelines of the City of Winnipeg for open house consultation, Private Pension Partners has included local residents and members of the business community in the consultation process for the development at 634 Portage Avenue and are satisfied with the process. Feedback from the participants was positive.

APPENDIX A – OUTDOOR SIGNAGE



APPENDIX B – WEBSITE SCREENSHOT



APPENDIX C – MAILER & ROUTES



YOU ARE INVITED TO A VIRTUAL OPEN HOUSE

We want your input! The developers of **634 Portage Avenue** invite you to attend a community town-hall and information session.

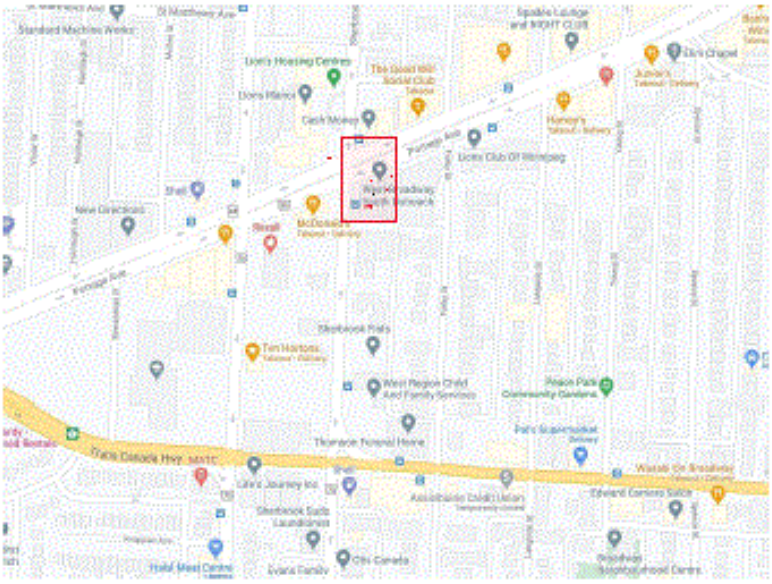
This event will provide an opportunity to have a voice in how this site will be developed. As members of this community, wevalue your opinion and look forward to an engaging discussion.

To respect COVID-19 safety measures, we are conducting VIRTUAL OPEN HOUSE sessions on:

Wednesday, March 17th at 7pm and Saturday, March 20th at 3pm

To register for the VIRTUAL OPEN HOUSE visit:

www.634portage.ca



PRIVATE PENSION PARTNERS™

Any questions or comments may be directed to:

info@634portageavenue.com

Celebrating Black history and the love of reading



Uzoma Asagwara

UNION STATION MLA CONSTITUENCY REPORT

Although we experienced some very cold days during the month of February, I was heartwarmed to see the ways in which Union Station schools and early childhood centres found creative ways to enjoy I Love to Read Month and Black History Month.

Two fantastic opportunities happen in February to share the love of reading, education, and celebration. I Love To Read Month is all of February and celebrates all things reading. Black History Month is also celebrated all of February and honours the legacy of Black Canadians, which includes increasing education and awareness on how we can create more equitable societies.

The theme of this year's I Love to Read Month was *Joyful Reading in a New World* – which was fitting, given the unique challenges created by the pandemic. Children, students and educators all adapted to ensure the month was filled with meaningful virtual and physically distanced activities. It was joyful to read stories virtually with Union Station daycare centers, to share new books, and to connect with the early childhood educators who continue to provide incredible care to children and families throughout this pandemic.

I also had the pleasure of meeting with high school students who organized Black History Month activities within their schools, and learned about their efforts to create awareness and enhanced learning surrounding Black Canadian History.

In keeping with this year's BHM theme, *The Future is Now*, the students shared their plans, hopes and dreams for not only their futures but that of all of our communities. My hope is that we can all find ways to support Black youth to know their voices matter and to encourage their leadership. I was truly inspired to see not only just how many youth are engaged in these areas but the incredible support provided by school administration and educators who went above and beyond during the month to elevate the efforts of their students.

Thank you to all the early childhood educators, school administration and members of community who worked hard to make February an outstanding month of learning, celebration and connection in Union Station.

If you have any questions or concerns, please reach out to my office at Unit 1-331 Smith St. Call 204-306-8581 or email uzoma.asagwara@yourmanitoba.ca



Supplied photo

Union Station MLA Uzoma Asagwara reads to Union Station daycare children during I Love to Read Month and Black History Month.

YOU ARE INVITED TO A VIRTUAL OPEN HOUSE

We want your input! The developers of **634 Portage Avenue** invite you to attend a community town-hall and information session.

This event will provide an opportunity to have a voice in how this site will be developed. As members of this community, we value your opinion and look forward to an engaging discussion.

To respect COVID-19 safety measures, we are conducting VIRTUAL OPEN HOUSE sessions on:

Wednesday, March 17th at 7pm and Saturday, March 20th at 3pm

To register for the VIRTUAL OPEN HOUSE visit:
www.634portage.ca



Any questions or comments may be directed to:
info@634portageavenue.com

PRIVATE PENSION PARTNERS



CANSTAR COMMUNITY NEWS Herald Lance Sou'wester Metro Times Headliner

Visit our website for additional community news @ www.canstarnewscom

APPENDIX E – OPEN HOUSE MATERIALS

Presentation:

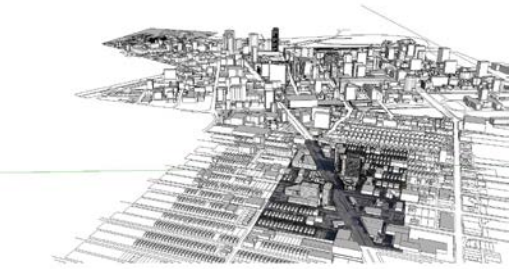


1

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT

PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD



2

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT LOOKING EAST

PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD



3

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT LOOKING SOUTH-EAST

PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD



4

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT LOOKING SOUTH-EAST

PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD



5

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT PORTAGE AVENUE LOOKING EAST

PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD



6

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT LOOKING SOUTH-WEST

PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD

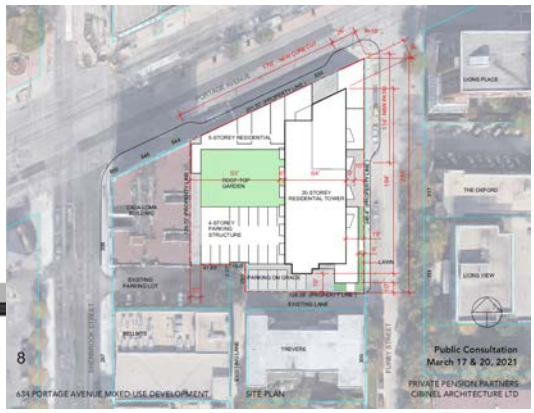


7

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT FURBY STREET LOOKING SOUTH

PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD



8

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT SITE PLAN

PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD















15

Public Consultation
March 17 & 20, 2021

634 PORTAGE AVENUE MIXED-USE DEVELOPMENT
FURBY STREET LOOKING NORTH
PRIVATE PENSION PARTNERS
CIBINEL ARCHITECTURE LTD

Community Open House

March 17, 2021 & March 20, 2021

7:00 pm & 3:00 pm

Community open house re: development of 634 Portage Avenue

Meeting Facilitator: Karl Loepp – P3, George Cibinel – Cibinel Architecture

Attendees: P3: Sonja Tunovic, Joel Jackson, Alcott Vaz

Virtual Attendees: Community members registered for Open House

1.Introduction – Karl (7:00 – 7:05)

I am Karl COO of Private Pension Partners, the owner of the subject land, and developer of the proposed project.

I want to welcome you all today, and unfortunately given today's covid environment we are only able to provide this open house virtually. I am joined today by George Cibinel of Cibinel Architecture, and we will do our best to present the proposed project and interact as much as we can with any questions that are submitted through the video link.

In advance of this open house, we posted and delivered notices to residences within proximity to the property in an effort to get as many people involved to discuss the project.

So, before I hand it over to George who will take us through the proposal, I want to share a little about Private Pension Partners. We are a local private Winnipeg company that has been developing and redeveloping multi-family properties throughout Winnipeg for over ten years now. We always want to make sure that we are engaging the community to be part of what is being developed here on Portage Avenue as we have in Osborne village, south Winnipeg, Tuxedo point or anywhere else in the city where we've worked. We have successfully built nearly 800 units which we continue to manage throughout Winnipeg and it is important for our group that our overall building plan is consistent with the needs of the neighbourhood. As a company of born-and-raised Winnipeggers, we are extremely passionate about investing in our city and believe that this project is a great example of how Winnipeg can continue to grow.

Over the next 20 minutes or so, George will share the proposal for the site and then we will address comments and questions received via the online chat and Q&A

function. We will strive to answer all questions and concerns, but if you still have additional concerns, we encourage you to fill out and submit the questionnaire you received prior to this event.

2.Project Overview – George (7:05 – 7:25)

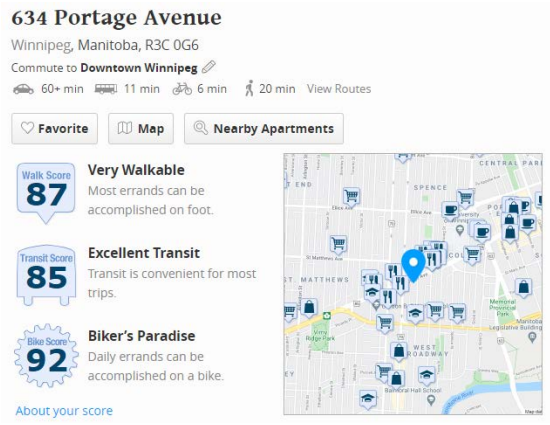
3.Q&A Period – Karl and George (7:25 – 7:40)

4.Closing remarks and adjournment – Karl (7:40 – 7:45)

Fast Facts

- History: P3 has developed 783 units, redeveloped 320, for a total of 1103 units
- 634 Portage Breakdown by suite type – prelim:
    - 1 bdrm – 109 units (53%) – Average modeled rent $1,400
    - 2 bdrm – 94 units (46%) – Average modeled rent $1,898
    - 3 bdrm – 3 units (1%) – Average modeled rent $3,118
    - Total 206 units
- Average rents City Centre and West End FOR COMPARABLE PRODUCT:
    - 1 bdrm - $1,306
    - 2 bdrm - $1,730
    - 3 bdrm - $1,326
    - Comparative buildings used: Glasshouse @ 311 Hargrave Street, Rideau Tower @ 90 Garry Street, 160 Smith, 225 Carlton, Muse Flats @ 290 Colony Street, 300 Assiniboine, The Downtown Commons @ 320 Colony Street, Sherbrook Flats @ 267 Sherbrook Street, Colony Square @ 525 St. Mary Avenue, Scott Block Lofts @ 302 Main Street, The Avenue on Portage, 98 Market Avenue, Westminster Flats, West Broadway Commons, Notre Terrace @ 173 Notre Dame Street, 50 Hargrave, Pumphouse Phase 2, 433 Main
- Parking
    - 206 dwelling units vs. 172 total parking spots
    - 206 dwelling units vs. 144 residential parking spots – 0.70 ratio – number of parking stalls is supported by the planner due to “sustainable offsets” to reduce the requirement for private vehicle parking such as bike parking, adjacent community car share, adjacent high frequency transit, rapid transit
    - 26 visitor and commercial spots
- Construction
    - Expected to start in fall of 2022
    - 2-3 year building duration
- Bike parking
    - More than 100 lockable bike parking spaces

- Walkability score



- Details of pre-app
    - 20-storey mixed use building with 206 dwelling units
    - Does not qualify for Transit Oriented Development (TOD) per the Urban Planning Division but has some characteristics that the Urban Planning Division believes make it potentially suitable for density in the "TOD" range, meaning:
        - Within 1 block of U of W campus
        - Within 4 blocks of the city's downtown Bus Rapid Transit hub
        - Located at a significant intersection (Portage and Sherbrook)
- A traffic study is underway
- We have completed a shadow study
- What is the proposed mix of affordable, low-income, market, barrier-free (universally accessible) or barrier-free ready.
    - 1-3% of the suites will be accessible, with more that are visitable with increased access/comfort options such as grab bars and comfort heigh toilets.
- Project Statistics:
    - 20-storey, 286,500 sf structure with a building height of 205 ft plus penthouse
    - 206 residential units includes 109 1-bd, 94 2-bd, 3 3-bd
    - 6,900sf commercial space
    - 2,100sf restaurant with outdoor patio
    - 4-storey parking structure
    - 172 vehicle parking capacity, plus loading areas
    - 120 bicycle parking

Questions received:

The Building

- What types of materials are being considered for the podium and the tower?

  -The podium will be finished with masonry, consistent with the adjacent low-rise buildings, and the tower will be pre-finished metal cladding.

- What are the total number of units to be built?

  200 units as of now. Still need to get City of Winnipeg approval. (TBD)

- What is the height from street to roof level?

  -Roughly 250 feet. Still needs to be planned/ discussed with the City of Winnipeg

- What is the completion date and timeline?

  -A project like this usually takes 12 months in order to get approval from the City of Winnipeg. Construction will likely begin in the fall of 2022. The project completion is likely to be in 2025.

- Is it just apartments for rent or do you also have condos for sale?

  -This development includes only rental apartments and no condos for sale. Private Pension Partners are investors in the Winnipeg community seeking to hold properties in developing neighborhoods across the city.

- I like the partial green roofing idea but, why are you not considering a full green roofing plan?

  -We still need to finalize the design and will consider any feedback provided. We appreciate the opportunity to work with the community members in order to develop a plan that fits in the neighborhood.

- Why as developers do you like this site and have you built any others like these previously?

  -Firstly, this project is in the heart of the city and on Portage Avenue. Private Pension Partners (P3) is a proud supported of the city's infill. P3 likes to build accessible projects open to every demographic. We recently built The Spot East Village, which is a Transit Oriented Development at 221 Stradbrook.

- How long has P3 been in business?

  -Private Pension Partners has been in business since 2010

The Amenities

- Will there be a built-in bike storage?

  -Yes! Given that the project already has a bike trail we have developed a plan to develop an interior bike storage facility to have a minimum of 100 bikes.

APPENDIX F – QUESTIONNAIRE

PRIVATE PENSION PARTNERS™

YOUR next PLACE

YOU CAN LIVE HERE TOO

634 Portage Avenue Development Opportunity

The Building

1. How would you like the building to look? (modern, classic, glass, etc.)_____

_____

2. Where would you like to see bikes stored? (storage locker, stalls, parking area, other).

_____

3. Would a nicely appointed 'laundry lounge' be sufficient in lieu of in-suite laundry?

_____

4. What type of parking do you believe is required? (indoor, exterior, covered).

_____

The Amenities (restaurants, entertainment, resources)

5. What amenities do you think would add value to Portage Avenue? To renters?

_____

6. What amenities should not be included? _____

The Lifestyle

7. What type of suites would you like to see? (Studio, 1 Bedroom, 2 Bedroom, Penthouse).

_____

8. Are balconies important to renters in this area? _____

_____

9. What common spaces do you believe would add the most value for renters? (games room, shared work space, gym, pet areas, online deliveries, community garden, etc.).

_____