939 CHANCELLOR DR.

NEW RESIDENTIAL DEVELOPMENT

CONTEXT

North-West corner of Chancellor Dr. and Gaylene Pl.
North-West of University of Manitoba
300m Walk from Pembina Highway
200m Walk from Chancellor Rapid Transit Station
In Montcalm Neighbourhood
RMF-L Zoning District (DASZ 29/2021)

Neighbourhoods include:

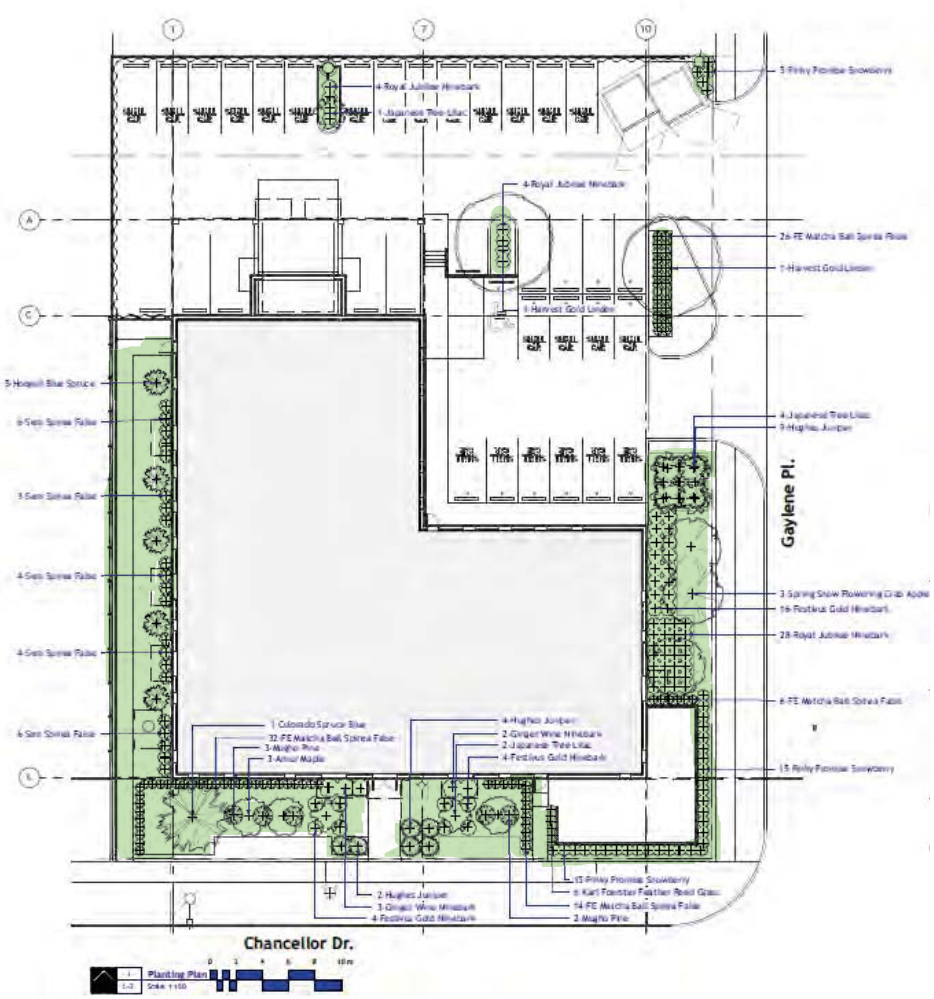
- Multi-family uses (North)
- Gaylene Pl.. then multi-family uses (East)
- Chancellor drive then multi-family uses (South)
- Duplex residences (West)

Community Consultation:

- Flyers were distributed on March 4, 2021
- No comments or concerns received

939 Chancellor Drive

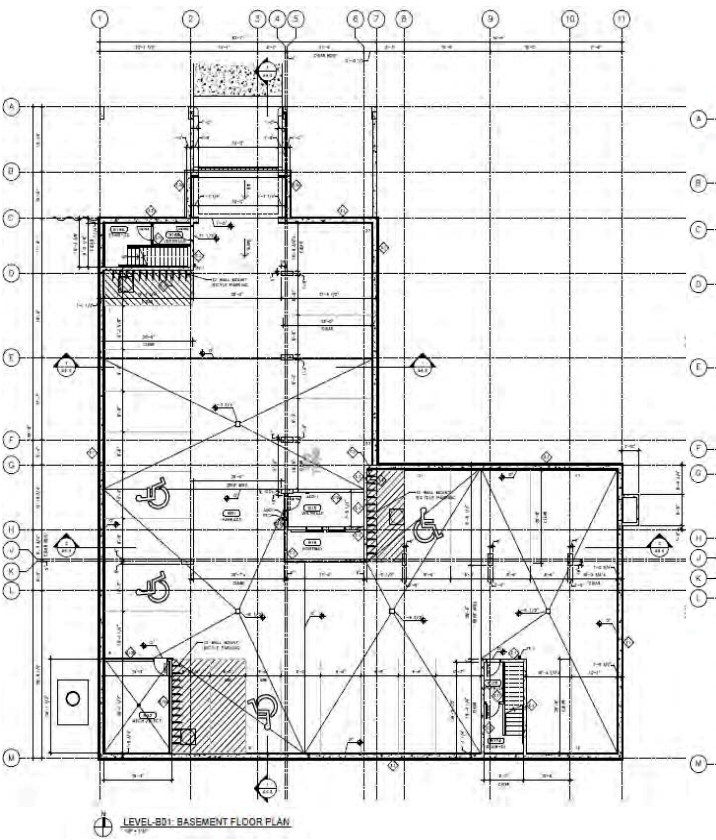
PROJECT DESCRIPTION

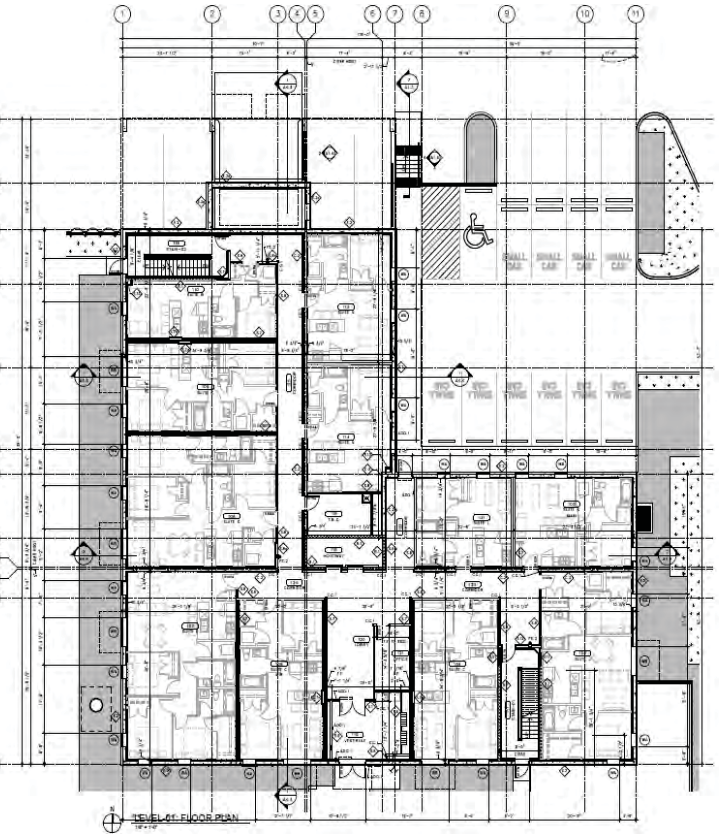


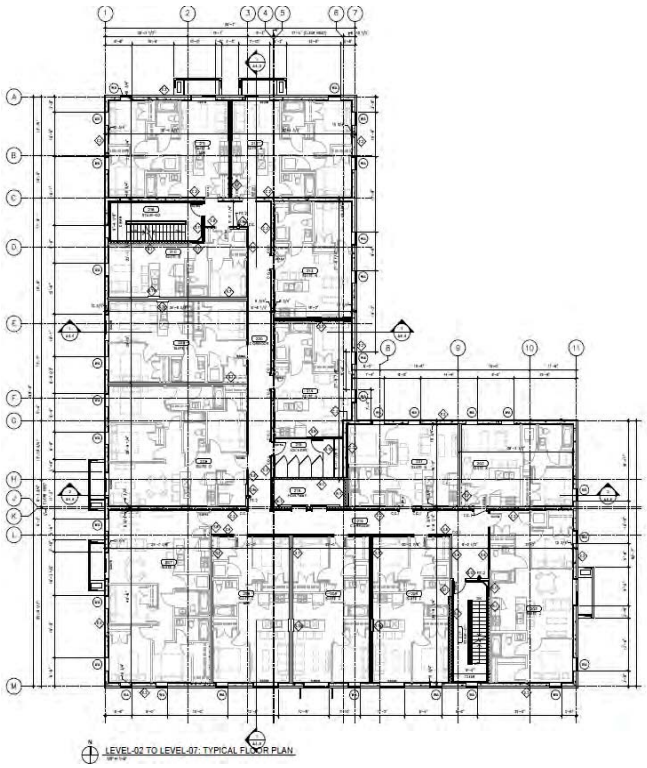
Proposed Multi-family Residential

- 7 storeys
- 95 dwelling units total
- 25 underground parking spaces
- 35 surface parking spaces
- 36 indoor bicycle stalls

FLOOR PLANS


LEVEL-B01: BASEMENT FLOOR PLAN


LEVEL-01: FLOOR PLAN


LEVEL-02 TO LEVEL-07: TYPICAL FLOOR PLAN

AFFORDABLE HOUSING & REDUCED PARKING NEEDS

MORR Transportation Consulting (November 21, 2022)

This project is a CMHC co-investment affordable housing project.
40% of the building will have rents that are $730 per month which includes high-speed internet and water.
These rents are restricted for 20 years.

The project's intended demographic are mixed-income families. With 40% of the building being affordable housing, this will target lower-income families and indigenous students attending the University of Manitoba.
There is a forecasted low-demand for off-street parking to suit this demographic whose level of vehicle ownership is generally lower.

CMHC SCHL

National Housing Co-Investment Fund: New Construction

939 Chancellor Drive

OWNERSHIP GROUP

Roseau River Anishinabe First Nation Trust

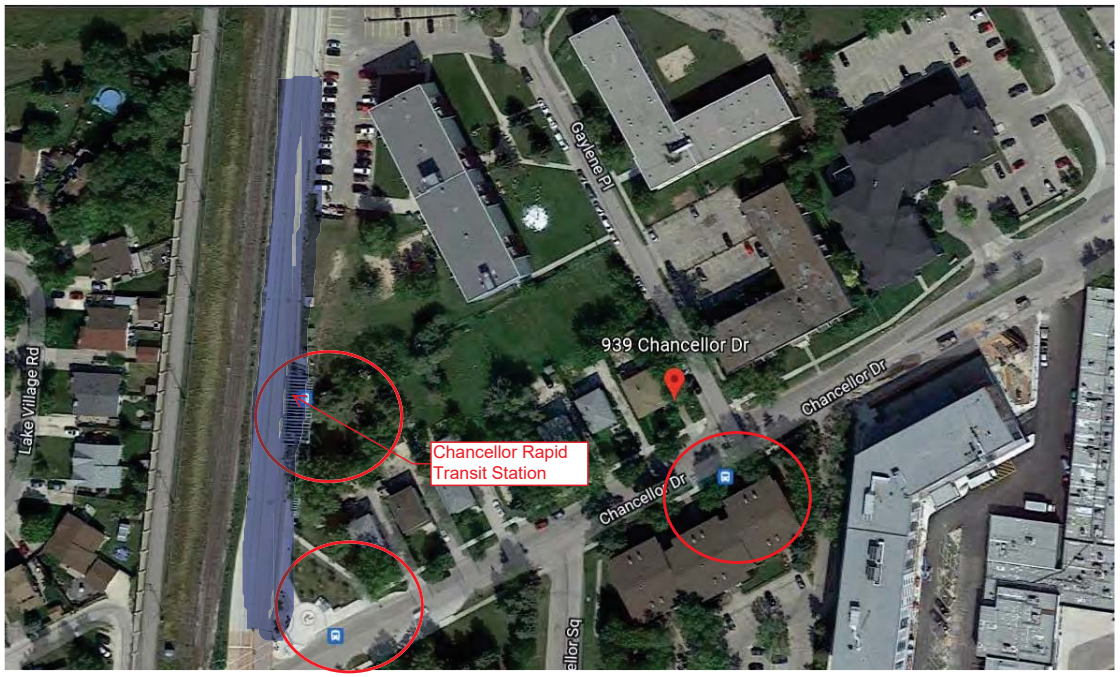
ROSEAU RIVER
ANISHINABE FIRST NATION

- **Rural community located 1 hour south of Winnipeg.**
- **Number of communities members currently attend Universities and Colleges in Winnipeg.**
- **Provide safe and affordable housing close to Rapid Transit and the University of Manitoba for community members and the general public.**
- **Historically finding high quality, safe, affordable housing near education institutions has been a challenge. Community members typically don't have references, credit, and rental background to obtain market units.**

PARKING STUDY

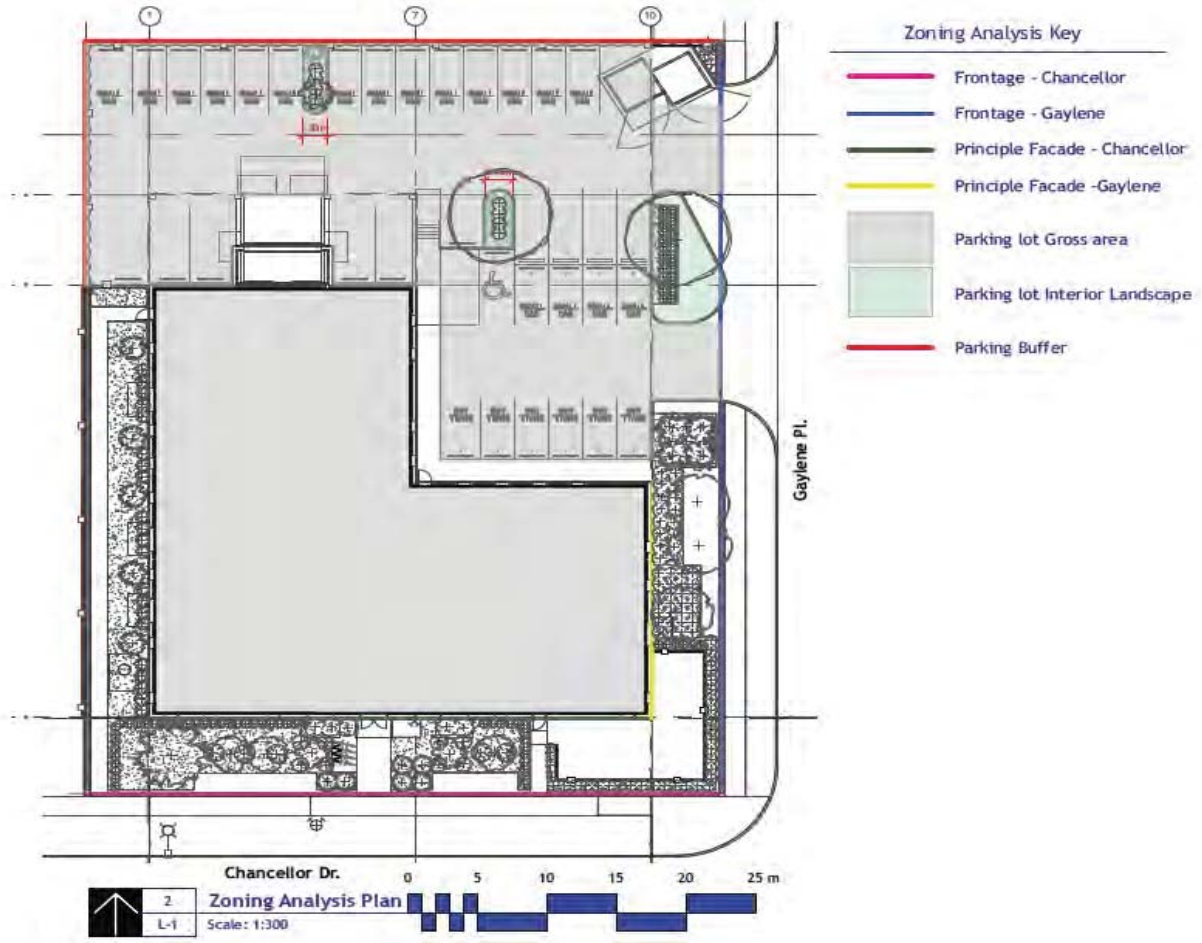
- Affordable and student housing demographic results in lower than projected parking demand.
- Secure bicycle parking will be provided in excess of the bylaw requirements.
- Parking utilization in the area ranged between 43% and 58%, which is well below a typical capacity of 85% utilization.
- Although the on-site parking supplied by the development is expected to be sufficient for its needs, there is capacity for the adjacent street network to absorb on-street parking demand without exceeding a desired capacity of 85% utilization or requiring management of existing on-street spaces with time limits.
- Similar adjacent developments have parking lots with 80-93% of cars being small car size. Therefore the proposed 43.3% small vehicle stall percentage is deemed acceptable.

PROXIMITY TO RAPID TRANSIT



- Within a 200 meter radius, there are 3 high-frequency bus stops.
- Chancellor Rapid Transit Station is a 200m walk.
- On average, there is a bus every 7 minutes.
- The Chancellor Rapid Station is located on the BLUE line which helps to bypass traffic and congestion on Pembina Highway via the Southwest Transitway.

LANDSCAPE INFORMATION



EXTERIOR RENDERINGS

939 CHANCELLOR

989 CHANCELLOR