

# Granite Riverside Commons (30 Granite Way)

University of Winnipeg Community Renewal Corporation 2.0 is entering a 99-year lease to:

- Build 111 residential units of much needed housing downtown:
  - 56 affordable units (50% of all units)
  - Long-term affordability, including deeply affordable units (Rent Geared to Income)
- Provide 20 parking stalls for the use of the Granite Curling Club members
- Support the preservation of an historical city asset: the Granite Curling Club Building with annual funding to help maintain the building



The City will retain ownership of all riverbank land.  
The project showcases how to use City lands for affordable housing with significant community benefit.

# Variance/Conditional Use Application

The City has rules about building size, shape, and design. A variance or conditional use is a request to allow something the rules don't normally permit.

By-law	Application for
Allows building height up to 100 feet	A height variance – 126 feet (12 floors)
Requires minimum 10 feet wide parking stalls next to a wall or fence	Between 8 and 9.7 feet parking stall widths
Requires landscaping next to parking stalls near flood pumping station	Pavement to allow accessible parking stalls
Does not allow rental of surface parking stalls	Allowing surface parking stalls to be rented

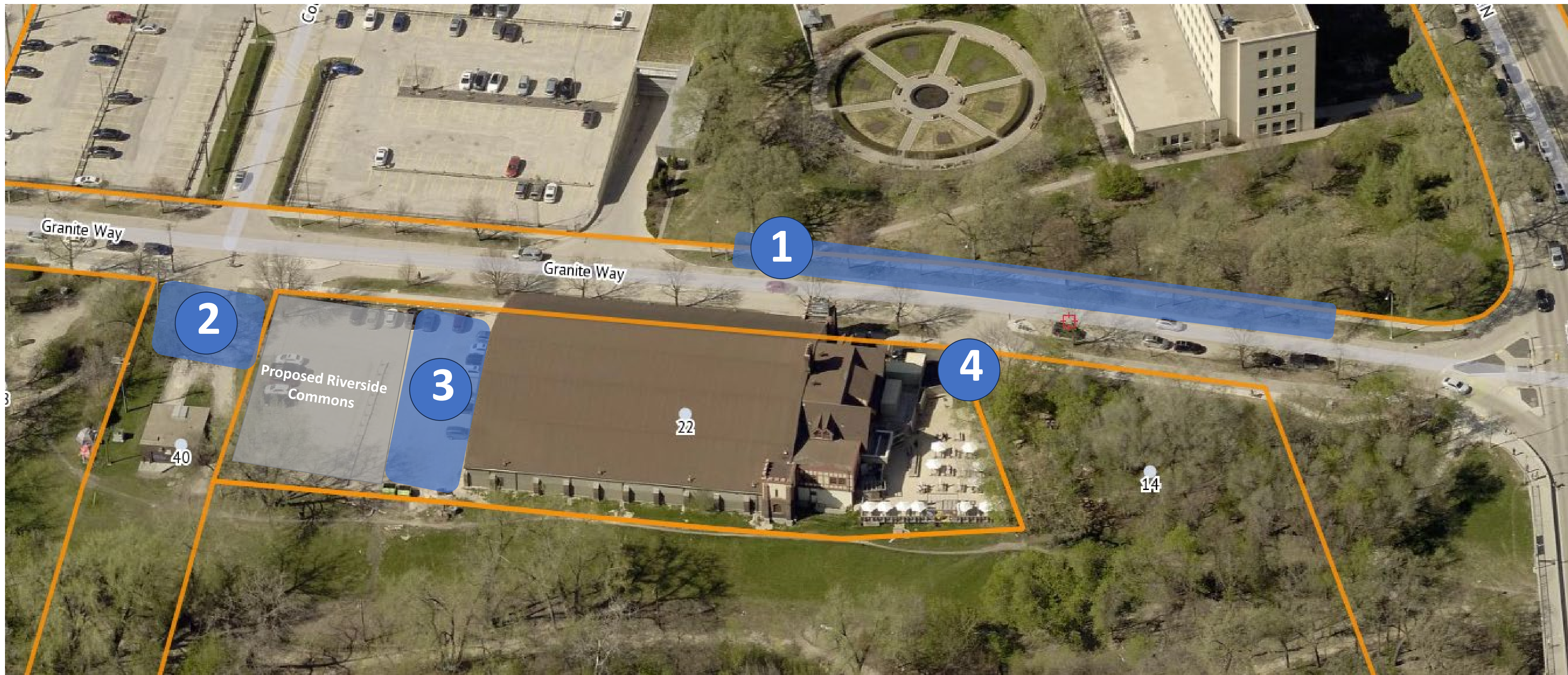


Proposed Riverside Commons building



Broadway Commons, 175 Colony Street, similar design

# Parking Plan for Granite Curling Club



Multiple options were considered as part of developing an adequate parking plan for the Granite Curling Club.

The plan considered on-street parking, the creation of new parking structures and surface parking lots.

Creating new surface parking lots on park land is not supported by City of Winnipeg policies downtown.

This plan results in replacing about 50 of the 60 parking stalls lost from the development. The Club will now have about 70 dedicated parking stalls.

- 1 North Granite Way; new on-street parking spaces
- 2 New surface parking lot
- 3 West parking lot
- 4 East parking lot

Current	Change
Boulevard; no parking here currently	City to replace boulevard with about 15 dedicated parking spaces
Vehicle approach to flood pumping station and Granite parking lot	Adding about 10 dedicated parking spaces
Currently has 60 parking spaces	Removing 40 spaces; developer will maintain 20 spaces for Club use
Currently has about 20 parking spaces	Adjusting to add about 4 parking spaces