1125 Pembina Highway
Community Engagement Report

Prepared by: Richard + Wintrup Planning and Development

April 2021

Introduction

Richard+Wintrup Planning and Development was retained to conduct community engagement for the proposed development at 1125 Pembina Highway. For this project, one round of engagement was scheduled to inform the surrounding community of the development application and gather their feedback.

Virtual Open House sessions were organized to allow surrounding residents an opportunity to learn more about the proposed development, ask the development team direct questions, and provide comments to improve the development or mitigate potential impacts. To ensure residents had sufficient opportunity to attend an Open House event, multiple sessions were offered, which are summarized in the following sections.

During the events, there were supportive comments regarding the design and landscaping of the project that will improve the area. Most of the expressed concerns were on the existing Pembina/Windermere intersection, and the traffic impacts of the development. These concerns, along with all questions relating to the operation and construction of the project were directly addressed. All attendees were made aware of the opportunity for continued engagement with our team leading up to the public hearing.

Public Engagement

Open House sessions through Zoom webinar format were held in place of in-person public meetings due to the ongoing COVID-19 public health restrictions. The use of online community engagement is a current, widely accepted professional planning standards method to safely reach the public to deliver information about the development, solicit feedback, and respond to questions. The webinars were hosted by Matthew Robinson, Managing Consultant with Richard + Wintrup Planning and Development and Foresight Developments representatives Ryan Ridge and Kurtis Sawatzky.

All Virtual Open House sessions were recorded and made available to those who could not attend the engagement sessions offered. Each session ran approximately one hour, beginning with a 25-minute presentation followed by the Q&A portion of the event (see Attachment A).

Three (3) Virtual Open House sessions were scheduled for the following dates:

- April 13, 2021 at 7pm
- April 15, 2021 at 7pm
- April 17, 2021 at 3pm (engagement cancelled due to low registration)

The two participants registered for the Saturday session were contacted and offered a direct one-on-one discussion as well as a link to the Tuesday, April 13th Open House session.

Advertisement

Announcement of the Open House events was done via the delivery of flyers to nearby households and advertising in the local Canstar newspaper.

- Advertising flyers were hand-delivered to 240 households in proximity to the subject site (see Attachment B & C)
- An advertisement was printed in the Sou'wester local newspaper with a circulation of approximately 41,800 (see Attachment D)

Open House Participation

A total of 24 people registered for the Open House events. Registration was offered through a website landing page (www.richardwintrup.com/1125pembina), by calling the Richard + Wintrup office or by email.

Members of the public could submit questions via the website's RSVP form and throughout the presentation. 4 Questions and Comments were received from registrants prior to the engagement sessions. All questions were answered during the presentation's Question and Answer period. All questions and comments where gathered and complied for this report (see Attachment E).

The following is a breakdown of participants and the amount of questions submitted per on-line event:

- April 13, 2021 at 7pm: 12 registrants, 21 Questions and Comments received.
- April 15, 2021 at 7pm: 5 registrants, 8 Questions and Comments received.

The webpage for the event was created on April 1, 2021. There were 41 unique visitors to the engagement page for the time frame April 1 to April 17, 2021 (see Attachment F).

Summary

In both Open House sessions, there was minimal opposition to the project and discussions were focused on the following key themes:

- **Traffic** - Due to the existing intersection layout at Pembina Highway and Windermere Avenue, surrounding residents experience high traffic volumes at peak hours. The project team explained the requirement to use the public lane as the primary vehicle access point and removal of the private approach along Pembina Highway to reduce conflict points. No further mitigation measures had been identified.
- **Parking** - Surrounding residents observe individuals parking along Windermere Avenue and adjacent streets to park and use the nearby transit stop. The project team expressed the intention of the development to be focused on alternative transportation modes.

- **Building Height** - Initial concerns were expressed regarding the 6-storey building height in proximity to the nearby single-family neighbour. The project team demonsrated the ~160 feet separation distance from the building to the nearest property line as well as explained the function of Pembina Highway as a Regional Mixed-Use Corridor.
- **Operations** - There were a variety of questions regarding the types of tenants expected to occupy the building and other features of the site (e.g. accessibility, garbage, etc.). The project team reviewed each of these to the satisfaction of the attendees.
- **Construction** - Several questions were asked about the construction timeline and how it might affect the foundations of nearby houses. The project team provided a detailed response of the potential impact to foundations due to pile driving, and how it will be mitigated.

In summary, upon answering the questions and concerns from attendees, we received positive feedback for the design as the project will be more visually appealing and act as a better use of this corner site. No further communications have been received from surrounding residents following the Open House sessions.

6. List of Attachments

Attachment A - Open House Presentation

Attachment B - Open House Flyer

Attachment C - Flyer Distribution Map

Attachment D - Community Newspaper Ad

Attachment E - Engagement Question

Attachment F - Website Traffic Stats

Attachment A - Open House Presentation



Virtual Open House

1125 Pembina Highway

R+W
RICHARD WINTRUP

Introductions

About this Open House

- We will be recording the entire event and collecting all written comments
- Presentation followed by a Question and Answer Period
- Please submit Questions and Comments through the Q&A button; all previously submitted questions will be answered during the Q&A period.

Who we are

- Foresight Developments
- Richard + Wintrup Planning and Development

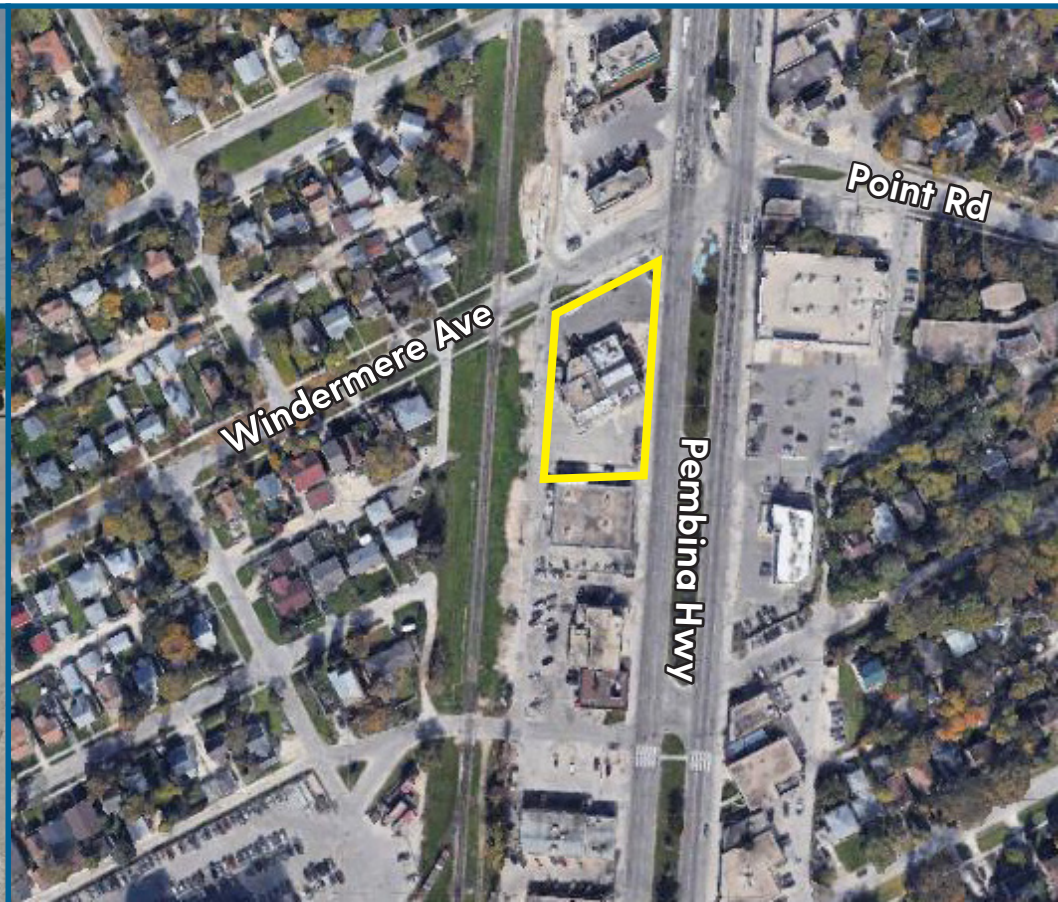
Key Points

- Site Context
- Planning Rationale
- The Process
- Proposed Development
- Next Steps

Site Context

- Located on the southwest corner of Pembina Highway and Windermere Avenue
- Currently contains one building, the Royal Canadian Legion
- Zoned C2 - Commercial Community District
- Situated on a Regional Mixed-Use corridor and is adjacent to the CN Letellier rail line





Planning Rationale

- Pembina Highway is a Regional Mixed Use Corridor
- Designed to be a multi-modal connection to Downtown
- Strategic intensification through infill development is encouraged and promoted
- Provision of live-work units for a mixed use development
- Support for alternative transportation and a pedestrian-oriented environment



Planning Rationale

Amenity-rich area located adjacent to public transit stops



The Process

- The process began by discussing with City of Winnipeg representatives what would be appropriate on this site
- Pre-application was submitted to understand what will be required for the formal application process and any technical restriction on the site
- Support from the City Planners for RMU zoning and increased density at this site
- Initiating conversations with the surrounding community to receive feedback on the current design

Proposed Development

Design Considerations

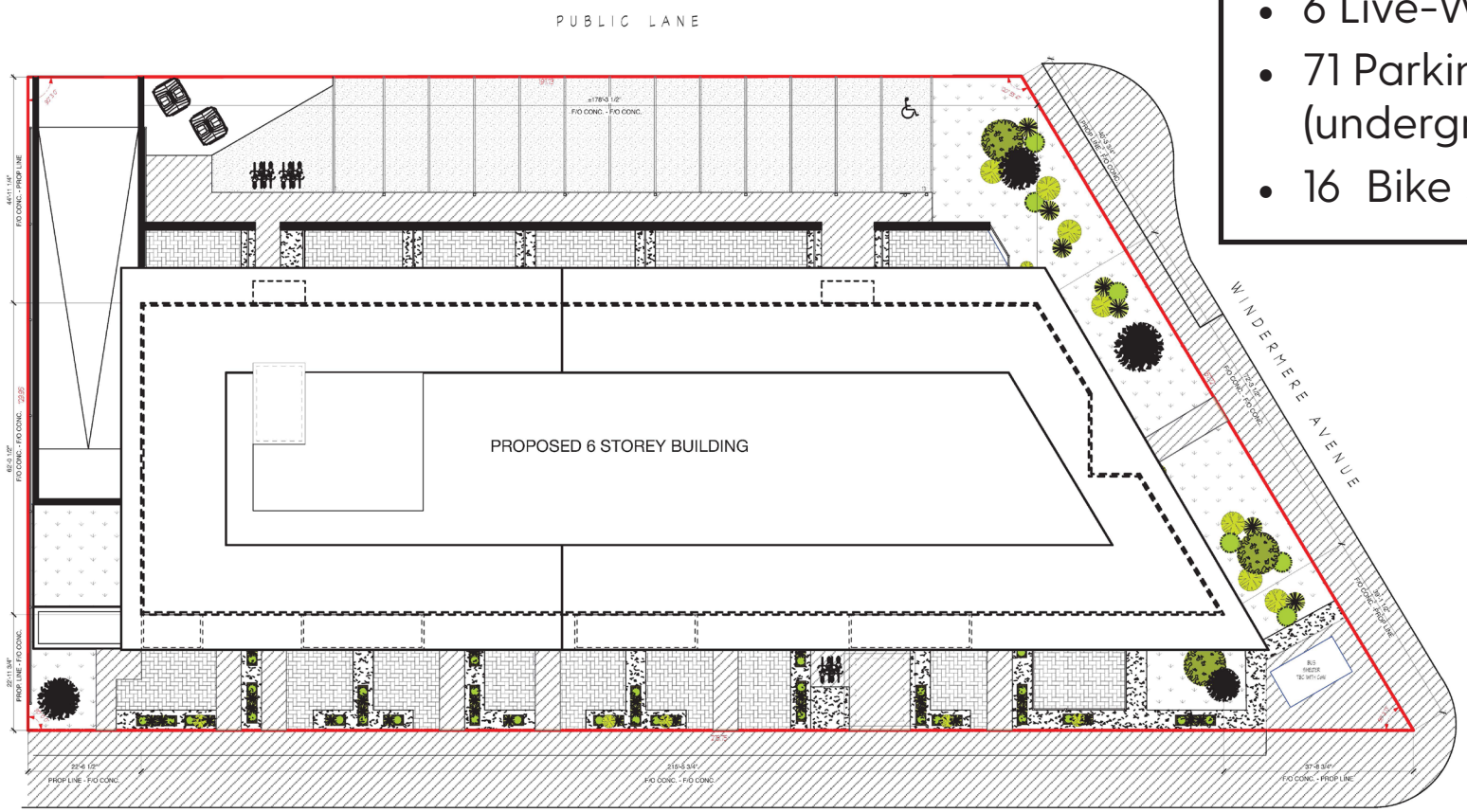
- Emphasize landscaping along street fronts
- Create a Residential Mixed-Use building that will add to the needed diversity of housing types in the area, including Live-Work Units
- Provide high quality housing in close proximity to amenities and alternative transportation networks
- Using the backlane as primary vehicle access
- Below-grade parking and limit the visibility of ground-level parking stalls
- Reduction in parking due to mix of uses and within the urban infill area



Proposed Development

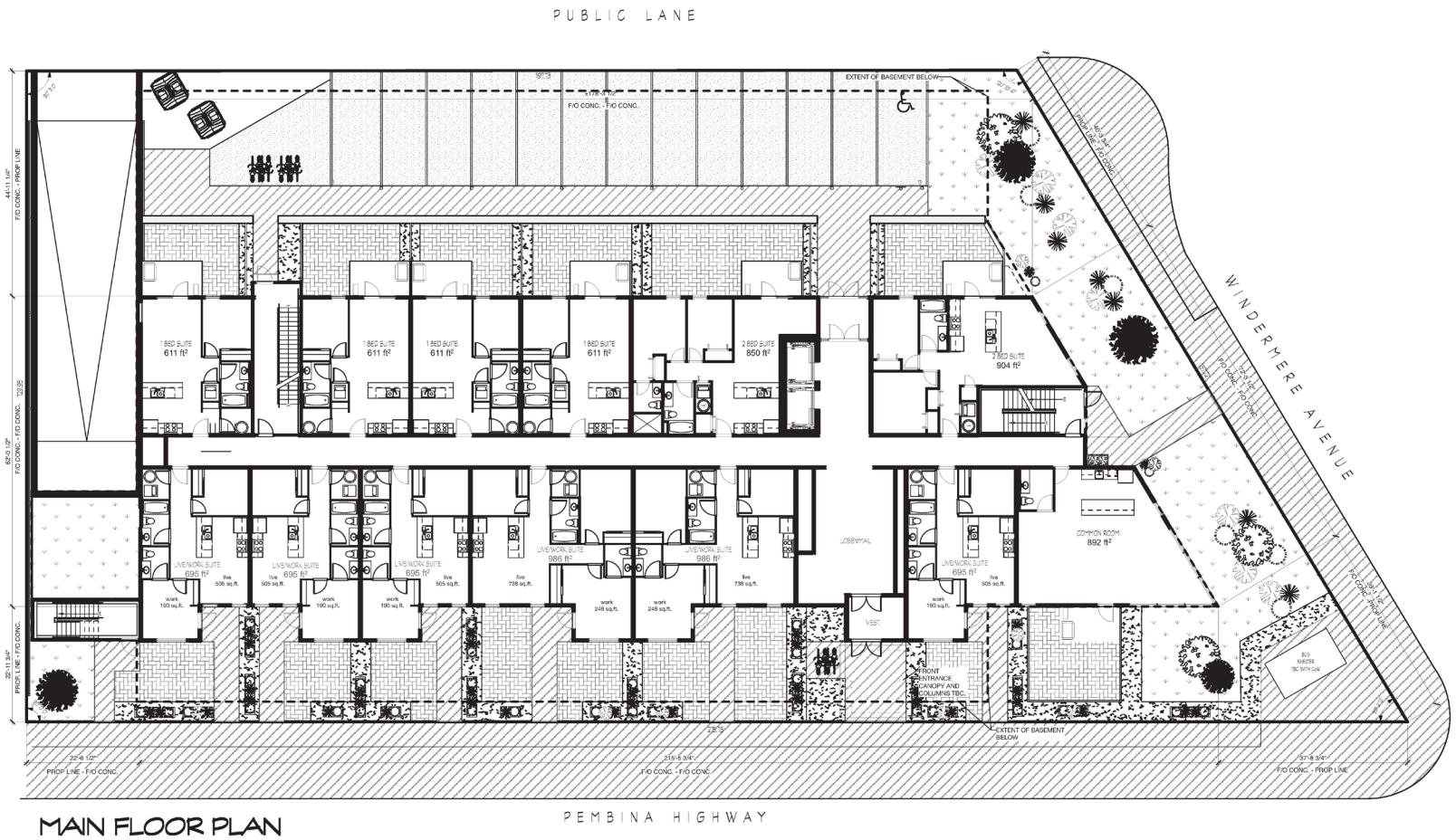
6-storey Building

- 76 Units (1 & 2-bedroom)
- 6 Live-Work Units
- 71 Parking Stalls (underground & surface)
- 16 Bike Stalls



SITE PLAN

Proposed Development



MAIN FLOOR PLAN

Proposed Development

Elevations



EAST ELEVATION



WEST ELEVATION

Proposed Development

- Setbacks from neighbourhood
  - Proposed building placed near the front property line, furthest away from single-family dwelllings
  - Approximately 159 to 170 feet from proposed building to property line



Next Steps

- A formal application will be submitted to the City for rezoning and subdivision of the site
- Variances required for parking, density and setbacks
- This will include a public hearing, date to be determined
- Ongoing engagement with the community moving forward



Question & Answer Period

Attachment B - Open House Flyer



Invitation to a Virtual Open House for:

1125 Pembina Highway

Our project team is proposing to develop a new 6-storey mixed-use building at the southwest corner of Pembina Highway and Windermere Avenue. As a nearby resident, we want to give you the opportunity to connect directly with our development team. To respect COVID-19 safety measures, we will host three virtual webinar sessions to present project details and answer any questions you may have. Sessions will be conducted on:

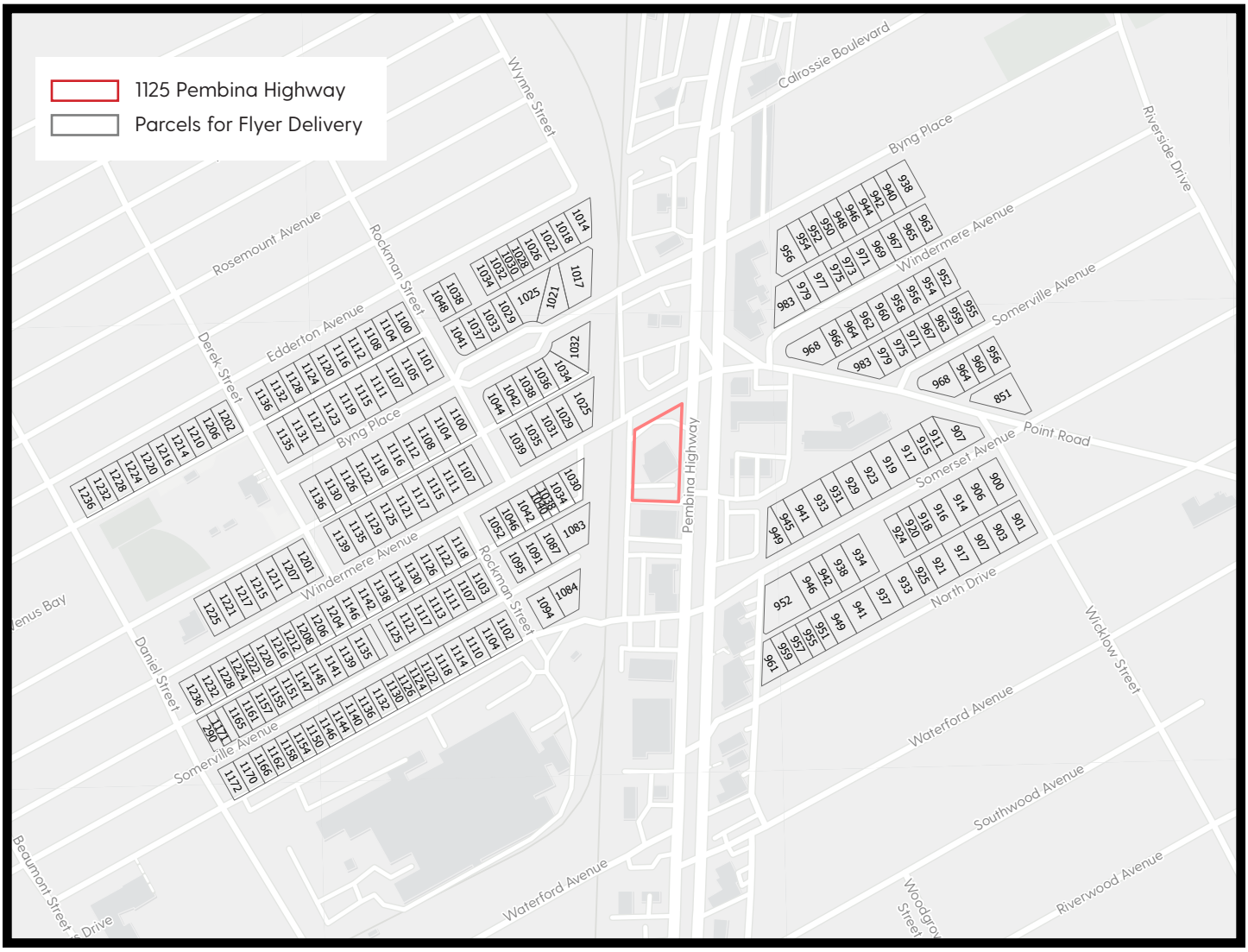
Tuesday, April 13th at 7pm
Thursday, April 15th at 7pm
Saturday, April 17th at 3pm

Please submit your RSVP on our website at:
www.richardwintrup.com/1125pembina

For more information please contact us at:
matthew@richardwintrup.com
204-202-7672

R+W
RICHARD WINTRUP

Attachment C - Flyer Distribution Map



Attachment D - Community Newspaper Ad



1125 Pembina Highway

Virtual Open House Invitation

Our project team is inviting the surrounding community to a Virtual Open House to discuss a proposed 6-storey mixed-use building at the southwest corner of Pembina Highway and Windermere Avenue. It is an opportunity to connect directly with our team, learn more about the project, ask questions, and share any comments you may have.

Virtual Open House sessions will be conducted on:

Tuesday April 13 at 7pm
Thursday, April 15 at 7pm
Saturday, April 17 at 3pm

Please submit your RSVP to one of these sessions on our website at:

www.richardwintrup.com/1125pembina

For more information please contact us at:
matthew@richardwintrup.com
204-202-7672

R+W
RICHARD WINTRUP

Attachment E - Engagement Questions

Pre-Open House Questions and Comments

1. Curious to parking for these people. Underground? Is this retail space as well? Is this just on the legion site? Are you also tearing down other properties?
2. The corner of Pembina and Windermere is already quite dangerous. When turning onto Pembina there are traffic backlogs, blind spots, and frequent accidents. A building of this scale would increase the number of people using this intersection. What are you doing to ensure that your development doesn't contribute to congestion? Will you commit to working with the city to improve the intersection?
3. Address parking plans, additional neighbourhood traffic, are these rentals vs. condos, how many units will be allowed to be rented out? Why choose to build these when there's a project in Wildwood on Point Road that hasn't sold a single unit.
4. I am interested in seeing the concept plans, showing building footprint and integration with existing streets and area...conceptually...I am also interested in having more general information on the new development itself. Thanks!
5. Concerned about traffic volumes and access points- this is a difficult intersection at times
6. The proposal is very interesting and I am totally supportive of infill and increasing density. Your bio indicates that you are game to take on challenges and this will be one. I trust the design will be imaginative and interesting. I have but one concern which I'm sure you have taken into consideration but I will mention anyway. Briefly, as a long time resident of the east side of Pembina I have experienced the growing difficulty of exiting and turning south on Pembina. This exit will also be problematic for the new development. There have been various iterations of this turn and I am sure with some rejigging of light timing etc., this could be resolved. Good luck with your proposal. This could be the start of a redevelopment of this whole section of Pembina.
7. What traffic studies have you done to facilitate such a building? How would you deal with the intersection at Pembina/Point Rd given how congested it already is. Nothing in this neighbourhood is over 3/4 stories tall. We support a redevelopment of the property but not for anything higher than three stories - otherwise this building has people looking into our backyards from their balconies.
8. Why would you consider building a six storey in our neighborhood as it doesn't fit with the area. Secondly where will everyone park, certainly not on Point Road, in Shoppers parking lot or on Windermere. Every morning the intersection is a traffic jam with cars going west across Pembina and an influx of traffic coming from Waverley area down Windermere.
9. We live very close to the site and are interested in learning more about potential impact the construction may have on our lives.

Tuesday, April 13th Questions and Comments

* personal information has been removed to respect the privacy of the community member

1. Participant 1: What do you mean by "affordable" price points? What do you mean by "affordable" price points?
2. Participant 1: But no rough cost for "affordability"? That didn't answer the question really. What are you expecting to get for rent per month?
3. Participant 2: What type of commercial tenants are you courting?
4. Participant 2: Does your company manage the property once it's built or will a management company be hired?
5. Participant 3: Concrete or wood frame construction?
6. Participant 4: Are all the suites handicap accessible?
7. Participant 1: What's the ratio of proposed units to parking spaces (both underground and above ground)?

8. Participant 5: I think you need bike storage for more than 16 bikes. Can you have a larger bike compound or lock up area?
9. Participant 1: There is nothing in this area that is 6 stories high. That is not in-line with this community. 6 stories is not intimate. The design looks great, but 3 stories would be more appreciated and welcomed by the neighbourhood.
10. Participant 3: How will drop offs and deliveries be handled? Loading zone?
11. Participant 5: Love the landscaping for Pembina - much needed! Traffic gets very backed up around 4pm on Windemere with cars wanting to go north on Pembina. This causes issue for traffic from Point Road wanting to go straight or turn south on Pembina. This could be frustrating for your residents wanting to access their back lane - and may cause further back up at the intersection. Can you comment on perhaps making the main entrance from the other end of the back lane - from the Rockman Street side and keep Windemere for exits - at least at peak traffic hours?
12. Participant 6: Have you seen the traffic backup on Windermere? How will residents be able to turn into their back lane?
13. Participant 5: Is garbage and recycle planned for the back lane as well?
14. Participant 2: Would Winnipeg transit consider moving the bus stop away from that corner and across Windermere to the North West corner before the lights at the Subway restaurant to alleviate congestion at that intersection.
15. Participant 5: Ok garbage bins sound great - but will you offer recycle bins for your residents ?
16. Participant 3: The issue of traffic is age old and a convergence of Transit, Train and auto occurs at this intersection. This development will have very little impact on the traffic problems that currently exist. i.e. back ups along Windermere and point road are a challenge right now. Adding a south bound lane at Windermere and Pembina would be helpful, allowing for 2 northbound or through lanes to Point Rd. Perhaps a minimal traffic study would be of assistance to resolving some of these issues.
17. Participant 4: Thank you I feel the corner will look much nicer.
18. Participant 2: When do you hope to have shovels in the ground?
19. Participant 5: Thanks for the opportunity to comment. The plan looks great and will help improve the landscape of Pembina. It will be a great location to live.
20. Participant 2: Thank you for your presentation - looking forward to some green along Pembina Hwy and softening of that stretch of road.
21. Participant 3: Thank you for a thoughtful presentation. good luck!

Thursday, April 15th Questions and Comments

* personal information has been removed to respect the privacy of the community member

1. Anonymous Attendee: Will you compensate nearby homeowners for damage to their homes during your construction (e.g. cracking to internal, external, and foundation walls)?
2. Anonymous Attendee: Has the city already approved the plan for 6 stories?
3. Anonymous Attendee: Where do anticipate visitors will park?
4. Anonymous Attendee: Transit users to the U. of Mb. typically park on Windermere, off Point Road.
5. Anonymous Attendee: Yes, exactly. It is a challenge for us.
6. Anonymous Attendee: What types of businesses do you envision in this building?
7. Anonymous Attendee: What plans do you have for a “green” building - solar? Geothermal?
8. Anonymous Attendee: Thanks

Attachment F - Website Traffic Stats

Website traffic summary for the period of March 19, 2021 to April 17, 2021. Website landing page was created on April 1, 2021 for engagement registration purposes

