PROPOSED MULTIFAMILY DEVELOPMENT FOR JOHN BREBEUF PLACE RESIDENCES

Public Engagement Report

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01 OVERVIEW

As part of the proposed development for John Brebeuf Place Residences a public engagement process was undertaken consisting of a stakeholder meeting and a series of 2 public open houses. The stakeholder meeting was held January 27th, 2022, as a virtual meeting. The public open houses were held February 24th, as virtual meetings. Each event was accompanied by a questionnaire for the attendees to provide their feedback.

The stakeholder engagement was advertised with hand delivered flyers to the residences on Centennial Street that back onto the adjacent lane and to the management office of Kenaston Village condominiums. The management company was also emailed a copy of the invitation flyer to circulate to the owners. The flyers provided information on the times of the engagement and the link to register. The open houses were also advertised by hand delivered flyers and an email to the Kenaston Village management company with a broader distribution of flyers to include all households within the area bound by Corydon to Grant north-south and Kenaston to Beaverbrook east-west encompassing approximately 300 homes. The open houses were further advertised in the local Community Review paper and a 4'x8' sign on the site at John Brebeuf Place.

02 FORMAT

STAKEHOLDER MEETING

Due to restrictions with Covid 19 gathering limits the meeting was held on line through a Zoom webinar format. All participants were required to register prior to the event and sign in on the time requested. A total of 48 people registered with a total of 41 participants for the meeting.

The format for the events was a brief introduction of the presenter, a presentation of the proposed development including planning and area context, site design, building design, and timelines for the project. Following this the participants were encouraged to ask questions for any further information. A summary of all questions asked is appended. Upon exiting the meeting the participants were asked to fill out a questionnaire or to go to the project site to fill out a survey at a later date. The results of the comments and questionnaire answers helped to inform adjustments to the plan to accommodate comments on privacy and access that were brought up in the meeting and questionnaire.

PUBLIC OPEN HOUSES

The public open houses were also held virtually through the Zoom webinar format. There were two sessions on February 24th, 1:30pm and 6:30pm. The 1:30pm session had 13 registrants with 10 participants. The 6:30pm session had 26 registrants with 17 participants.

The format was the same as the stakeholder meeting with presentation and then question and answer period. A questionnaire was also available to participants after the sessions and was open until end of day February 28th. A summary of all comments and questions is appended.

03 RESULTS

The results of the questionnaires was favourable to a number of aspects of the project and provided guidance on plan modifications from stakeholder meeting to public open houses. The results of the questionnaires are as follows.

STAKEHOLDER MEETING SURVEY

The online survey tool Survey Monkey was used to gather the results of the survey. There were 34 returned surveys after the survey was closed on February 7th. The results of this survey are:

Q1. Do you support the Vision of a compact 3 storey multifamily residential development for John Brebeuf Place as presented today?

Strongly Agree, Agree & Neutral	57.57%
Disagree, Strongly Disagree	42.43%

Q2. Could you envision living in this type of development now or in the future?

Yes	28.13%
No	71.88%

Q3. Would you recommend living in this development to your family and/or friends?

Yes	53.33%
No	46.67%

Q4. Do you support the significant central landscaped area that retains more of the existing trees?

Strongly Agree, Agree & Neutral	94.12%
Disagree, Strongly Disagree	5.88%

Q5. Do you support the widening of the back lane?

Strongly Agree, Agree & Neutral	79.41%
Disagree, Strongly Disagree	20.59%

Q7. Please provide any further comments.

These comments have been summarized in the following chart showing what changes were made based on the input from the community

What We Heard:	**What We Did:**
Loss of Public Greenspace	1. Greenspace at south end accessible to public via new sidewalk along west side of back lane from John Brebeuf 2. 3 storey permits retention of significant greenspace.
Loss of Existing Trees	1. Retaining approximately 13 of the approximately 33 trees on site 2. Proposing to add approximately 50 trees on site, in excess of City Zoning bylaw requirement and proposed removal of twenty trees. 3. All to be confirmed by arborist report that is in process

Access to/from multifamily to the west is desired/is not desired. Potential security concerns	1. Potential sidewalk access and new man gate at tennis court if desired by condo corp. 2. Minimum 6.5 foot (2m) height continuous fence will be installed along the entire length of the west property line
Ensure no damage to trees, landscaping and garage on adjacent multifamily to west. Privacy concerns. Add new trees to existing condo landscape buffer.	1. Ensure minimum 9' west side yard setback to building to ensure no damage to existing trees, landscaping and garage on adjacent property. 2. Ensure proposed property line fence does not impact existing landscaping, trees and garage 3. Add new trees in existing Kenaston Village landscape buffer if approved by condo corp.
Questions regarding public lane traffic	WSP Traffic Consultants indicate that the back lane vehicle trips generated by the proposed 3 storey residences are less than the back lane vehicle trips that would be generated by single family homes.
Privacy Concern primarily from Centennial Homeowners	1. Increased east side yard setback permits the addition of trees to create a significant landscape screen. 2. Trees added to the west side 3. Remove projected balconies on east and west sides
Buildings too tall at 3 stories. Prefer bungalows (similar to those north of Corydon)	1. Increased building setback to east side 2. Added trees to create significant landscape buffers 3. 3 storeys permits retention of significant green space and more of the existing trees.
Prefer condos in lieu of proposed rental apartments	1. Design and marketing are targeted to long term rental homes 2. Professionally managed by owner/developer with over 75 years of experience in Winnipeg.
Construction disruption concern	1. A construction management plan will be developed and shared with neighbours 2. Plan is to construct both buildings at same time to minimize disruption

PUBLIC OPEN HOUSE SURVEY

The online survey tool Survey Monkey was used to gather the results of the survey. There were 17 returned surveys after the survey was closed on February 28th. The results of this survey are:

Q1 The participants in the previous meeting generally supported the back lane widening. Do you support the widening of the back lane?

Strongly Agree, Agree & Neutral	82.35%
Disagree, Strongly Disagree	17.65%

Q2 Do you support the revised Vision of a compact 3 storey multifamily residential development for John Brebeuf Place as presented today?

Strongly Agree, Agree & Neutral	58.83%
Disagree, Strongly Disagree	41.17%

Q3 The significant central landscaped area that retains more of the existing trees was generally supported by participants in the previous meeting. Do you support this as well?

Strongly Agree, Agree & Neutral	76.47%
Disagree, Strongly Disagree	20.59%

Q4 Did you attend the stakeholder meeting?

Yes	52.94%
No	47.06%

Q5 Do you support the proposed new landscape buffers on the east and west sides in response to comments received?

Strongly Agree, Agree & Neutral	76.46%
Disagree, Strongly Disagree	23.54%

Q7 Please provide any further comments.

Summary

A comments from the surveys that were similar to those from the stakeholder meeting included:

- Concerns for privacy from view from the 3 storey units.
- Comments on construction traffic, construction hours, and potential vibration during construction.
- Comments on wanting this to be left green space and that the site is too small to develop.
- Comments on added traffic to the area and concern that people will be parking on Centennial.
- Comment on choice of tree species.
- Comments that the rental apartments are not needed.

Each of these comments were addressed in the presentation given in the open house prior to the questionnaire being answered. The development team believes they have addressed each of these items in the proposed development plan with:

- Privacy is addressed through removal of balconies on the east side of the building and addition of a full screen of columnar trees.
- Construction issues will be addressed through communication with the neighbourhood to ensure everyone is aware of times of construction, that buildings are inspected for any vibration issues and that construction traffic is directed to John BreBeuf.

- The land is not public green space and has been sold as a development parcel. The design of the development with two buildings and larger open green areas provides more greenspace than individual units would for this space.
- A traffic report is being developed to show how the development will impact the existing traffic in the area. The development has also provide 1.5 stalls per unit to ensure there is sufficient parking on site.
- The tree species selected will be based on growing condition, hardiness, and growth rate. The best possible trees will be chosen for each location on site to create the vegetative screen and enhance the site.
- The developer has determined that there is a market for the long term rental in this area. The units are planned to be larger than standard to provide those not wishing to own the option of rental.

Appendices:

Advertising Flyers
Questions and answers from stakeholder meeting and open house
Reports from Survey Monkey