PROPOSED NORTHGATE RESIDENCES

Public Engagement Report

Prepared by McGowan Russell Group Inc.

May 2022

01 OVERVIEW

As part of the proposed development for Northgate Residences a public engagement process was undertaken consisting of two public engagements. The first public engagements were a series of virtual Neighbourhood Residents Engagement meetings in February 2022, and the second public engagement was an in person Community Meeting on May 12th, 2022. Each event was accompanied by a questionnaire for the attendees to provide their feedback.

The public engagements were each advertised with hand delivered flyers to over 2000 residences in the surrounding neighbourhood. The flyers provided information on the times of the engagement and the link to register. Emails were also sent to all participants from previous engagements that provided contact information. The on site Community Meeting was also advertised through a large format poster on the shopping centre site. To provide the wider community opportunity to be informed the flyer invitation, drawings and link to the questionnaire were posted in the breezeway area of Northgate Shopping Centre. All information was also posted on the Northgate Shopping Centre website on the page for the residences at:

https://northgatewinnipeg.com/northgate-residential

02 FORMAT

VIRTUAL NEIGHBOURHOOD RESIDENTS ENGAGEMENT MEETINGS

Due to restrictions with Covid 19 gathering limits the Neighbourhood Residents Engagement Meetings were held online through a Zoom webinar format. These meetings were held on February 2nd, 2022, from 1:30pm to 3:30pm, February 3rd, 2022, from 6:30 to 8:30pm and February 5th, 2022, from 2:00pm to 3:00pm as virtual meetings. All participants were required to register prior to the event and sign in on the time requested. A total of 80 people registered with a total of 47 participants for the meetings.

The format for the events was a brief introduction of the project team, a presentation of the proposed development including planning and area context, site design, building form and amenities, and timelines for the project. Following the presentation participants were encouraged to ask questions for further information. A summary of all questions asked is included in the “What we Heard/What We Did” charts under Results in this report. Participants were asked to fill out a questionnaire upon exiting or to go to the project website at their convenience over the next week. The results of the comments and questionnaire answers helped to inform modifications to the plans that were presented at the Community Meeting.

COMMUNITY MEETING

The Community Meeting was held on May 12th, 2022, from 2:30pm to 7:30pm in person in a tent on the Northgate Shopping Centre Site. There were two presentations one at 2:45pm and one at 5:45pm. Twenty seven people attended the first session with 25 signed in and 12 attended the second with 8 signed in.

The format of the Community Meeting was similar to the virtual meetings with a presentation by the project team and then a question and answer period. Added to this the presentation boards were set up around the tent and participants were encouraged to view these before and after each presentation. The project team was available throughout the tent to provide answers to questions and record comments from participants. A questionnaire was also available to participants and was open on line at the project website until end of day May 23rd, 2022. A summary of all comments and questions is under the results section of this report.

03 RESULTS

NEIGHBOURHOOD RESIDENTS ENGAGEMENT MEETING QUESTIONNAIRE

The results of the questionnaire were favourable to a number of aspects of the project and provided guidance on plan modifications to be presented at the Community Meeting. The full results of the questionnaires are attached as Northgate Residences Questionnaire Playgrounds for Kids, Community Gardens, Accessible Communities. Below we have shown a condensed version of the general comments collected.

Building Categories

- Building Design: Reduce height and scale of buildings. How will the design integrate with the community?
- Building Amenities: What types of amenities will this have? Bike storage / electric car charging station / car share / etc.… Solar and geothermal options considered for the construction?
- Load on civil infrastructure: Concerns about adding more load onto the sewer.
- Unit Prices: How much will the units cost? Why only 10% low-income rate?
- 55+ Living: There is a demand in the area.
- Waste Management: How will garbage be picked up?

Site Categories

- Parking Lot Traffic: People cutting through the mall increasing the traffic congestion. Deliveries to the back parking lot for Delta 9. Will the approach be moved in line with Pearce Avenue?
- Widening of Carruthers: How far down Carruthers will be expanded? Will there be parking on Carruthers after it is widened?
- Parking Stalls: Where will the new tenants park? Expand on the Parking Management Plan on how it will share stalls with the mall.
- Increase in Traffic in Surrounding Area.
- School Pickup/Dropoff Congestion.
- Car Wash: People wondering what will happen to the car wash.
- Pedestrian Movement: How wide is the pedestrian corridor at Wiginton? (min 5 ft) Create better barrier free movement.
- Landscape / Site Design: Will there be a central courtyard between Building A and B? Will there be more trees planted throughout the site?
- Visitor Parking in Neighbourhood: Concerns visitors will park on the residential streets.
- Snow Storage and Removal: Where will snow be piled in the mall's parking lot?
- Open area agreed upon years ago when Northgate Shopping Mall was built.

Neighbourhood Categories

- Neighbourhood Benefits: What amenities will be provided to the neighbourhood?
- Drag Racing
- Crime
- Property Values
- Privacy
- Noise

What We Heard / What We Did (Building Amenities)	
What We Heard	What We Did
What types of amenities will be included in the proposed residences? Bike storage, car share, electric car charging stations, etc.	Community amenities at grade include a library, an after school kids club, an accessory rental hall, and STEAM play features.
Will solar and geothermal options be considered for the proposed residences?	Green infrastructure on level 6 rooftop of proposed Building B, and level 8 rooftop of the proposed Building C.

What We Heard / What We Did (Building Design)	
What We Heard	What We Did
Height, scale and density of buildings do not fit the area. Privacy concerns. Too many people.	The proposed buildings along Cottingham step back from 1 storey to 6 storeys set back to address privacy concerns. The building along Carruthers was also reduced from 15 storeys to 8 and was setback to address privacy concerns. Roof top amenities were also relocated to the 6th storey and set back from the 5th storey to address privacy concerns.
How will the design integrate with and benefit the community?	Community amenities at grade include a library, an after school kids club, an accessory rental hall, and STEAM play features. The design maintains the vision of low to medium rise garden apartments along Carruthers to sensitively integrate with the existing neighbourhood.
Will the residential units and buildings be accessible and suitable for seniors?	Accessible and Adaptable units are designed into each building. Affordable units are also designed into the building.
Is there sufficient capacity for the increased load on the existing combined sewer?	The City of Winnipeg Water and Waste Department did not identified any concerns with the capacity of the combined sewer for the previous design of 350 residential units. The project civil engineer will be required to design all water and sewer systems in accordance with all City of Winnipeg requirements to the satisfaction of the City Water and Waste Department.

Vehicular Access and Circulation on Northgate Shopping Centre Site	
What We Heard	What We Did
Traffic concerns related to the existing drive throughs. Cars from the new residences cutting through the mall to McPhillips may increase traffic congestion.	Engaged Traffic Engineer to provide plans for new driveway layouts, signage and traffic calming measures to address existing traffic concerns and to support the additional traffic from the proposed Northgate Residences.
Ensure deliveries to existing stores and services on the east side of the shopping centre are not impacted by the proposed residences.	All delivery areas have been retained. Functionality and delivery/loading vehicle turning movements have been confirmed by the project Traffic Engineer.
Provide raised crosswalks to calm traffic and prioritize pedestrians.	Raised crosswalks have been provided along all primary pedestrian routes to calm traffic, prioritize pedestrians and contribute to improved accessibility.

Vehicular Access and Circulation on Adjacent Streets	
What We Heard	What We Did
What is the extent of the widening on Carruthers and will parking be permitted?	Public Works and the project Traffic Engineer have confirmed that Carruthers should be widened to 7.5m pavement width within a new 18m wide ROW, from Cottingham to the west limit of the Northgate Shopping Centre site along the south property limit. All required property to be taken from the Northgate Shopping Centre site. No parking will be permitted along Carruthers as per existing condition.
Northgate Residences potential traffic impact on adjacent residential streets?	The Technical Traffic memo, prepared by a professional Traffic Engineer and confirmed by City Public Works Department, confirms that the traffic impacts are minimal and no offsite road or intersection improvements are needed other than the widening of Carruthers from Cottingham to the west limit of the Northgate Shopping Centre site along the south property limit.

Parking	
What We Heard	What We Did
Where will new residents and visitors to the new residences park? Expand on how the residents will share parking stalls with the shopping centre.	A Parking Management Plan has been prepared, reviewed and approved by the Shopping Centre and City Planning. Board 1.4 clearly illustrates this plan, outlining the existing surplus shopping centre parking that will be assigned to residents and visitors to the new Northgate Residences. All parking identified for the Northgate Residences is within less than a 200m walk, far closer than adjacent residential streets, and meets the quantity of parking spaces required under the City zoning bylaw. Parking for shopping centre customers, greater than the bylaw requirement, will be retained.
Add new accessible stalls to the shopping centre site where needed. For example at the RBC.	An accessibility review was undertaken and new accessible stalls were added where needed/requested as indicated on the Parking Management Plan.
Add new bicycle stalls to the shopping centre site where needed.	New bicycle parking was added where needed/requested as shown on the Parking Management Plan.

Site Design	
What We Heard	What We Did
How will visitor and tenant parking be managed to ensure the Northgate Residences do not encourage parking on adjacent residential streets.	Visitor and tenant parking will be adjacent to the building ensuring that the easily accessible stalls are within view of the buildings and are no more than +/- 140m away.
Request to move Cottingham driveway approach to align with Pearce.	The Cottingham driveway approach has been relocated to align with Pearce as requested. New parking stalls were added to the parking area east of the new driveway approach.
Potential traffic congestion at Wiginton entrance with introduction of entrances to parking areas for new residences.	The project Traffic Engineer was engaged to complete a review. They concluded that with the estimated traffic volume the proposed parking area entrances would not interfere with normal traffic operations. Jackie to confirm based on notes from Morr.
Lansdowne School Pick up and Drop off congestion.	Parents can use existing mall parking lot and the new sidewalk connection and crosswalks for drop off and pick up of their children.
How will garbage be picked up?	We are proposing a private pick up system using in ground bins that will be contracted out. There will be no open bins.

Landscape Design	
What We Heard	What We Did
Request for additional trees along Carruthers and Cottingham and throughout the site	The existing trees on Carruthers are being retained and pruned for view lines and shape. Additional fruiting trees will be added to increase the canopy density. Cottingham will have new street trees in the right of way as well as linear flowering trees by the builder.
What types of landscape amenities will be provided? Will there be a central courtyard, sitting areas, play spaces, etc.?	The concept plan includes a STEAM play area, patio for tenants, central plaza with gathering space, edible landscape, and garden plots for the residents.

COMMUNITY MEETING QUESTIONNAIRE

Of the 39 participants 23 people responded to the questionnaire that was provided on site and offered on the website after the event. The questionnaire was closed the end of day May 23, 2022. The results of this questionnaire are:

Summary

Comments from the Community Meeting questionnaire included:

- Concerns on the amount of traffic that will be added to the area
- Concerns on width of Carruthers Avenue as it exists both east and west of Cottingham
- Want to see affordable housing
- Parking for the shopping centre is heavily used on weekends and needs better access
- Want more landscaping with trees and flowers around the shopping centre
- Snow clearing will need to be done more as the buildings will be located where snow storage is now stored.

Each of these comments were addressed in the presentation given in the Community Meeting prior to the questionnaire being answered. The development team believes they have addressed each of these items in the proposed development plan through the following actions:

- A traffic analysis is underway showing what improvements will be required with the new development. Also the plan for the Shopping Centre is to improve traffic flow and access to parking on the site as presented.
- Carruthers Avenue is being widened as part of the development from Cottingham to Wiginton. East of Cottingham the design team has volunteered to discuss the issue with the City.
- Affordable housing is included as part of the overall project as well as assessable units and multi-generational housing to create an inclusive neighbourhood.
- A parking management plan has been prepared to ensure all parking requirements are met for the new residences and the existing shopping centre. There is also dedicated indoor parking for each building.
- Additional landscaping is included in the plans for the residences and shopping centre site, including an edible landscape open to the public.
- A snow clearing plan will be done that will include more removal, if necessary, with the reduced unused parking lot area for storage.

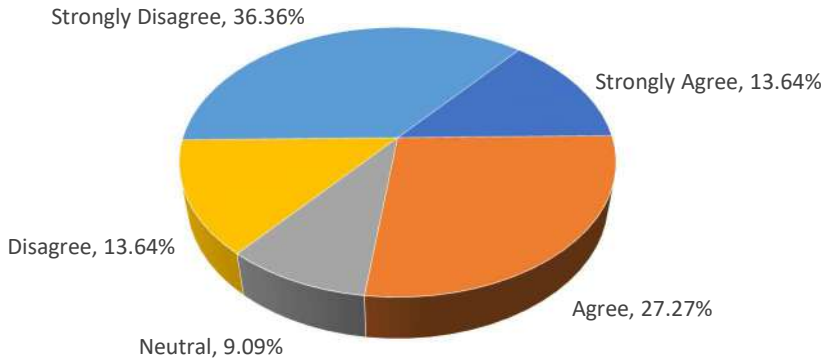
Appendices:

Feb 2022 Engagement - Questionnaire for Northgate Residences
Northgate residences questionnaire results 2022-02-07
May 2022 Engagement - Questionnaire
May 2022 Engagement – Questionnaire results

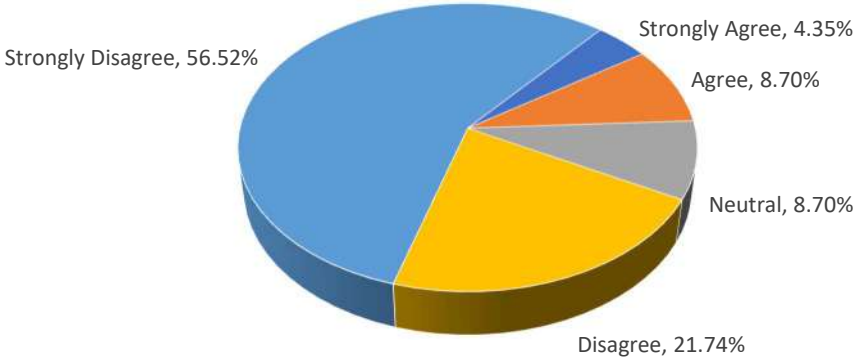
The Northgate Residences Vision of a multi-generational, community focused residence with integrated landscape pedestrian connections.

Questionnaire Results

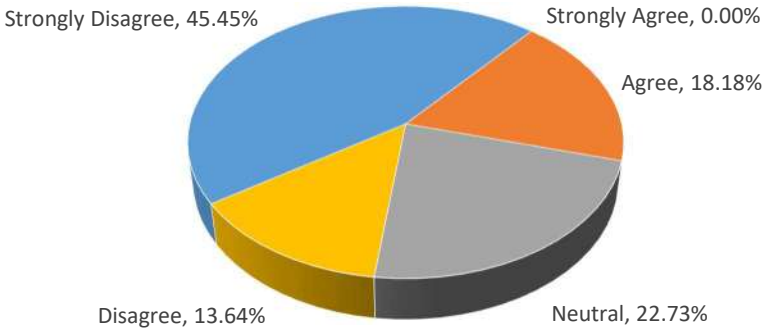
1. The Northgate Residences Vision of a multi-generational, community focused residence with integrated landscape pedestrian connections to McPhillips and the Northgate Shopping Centre's shops and services as presented today.



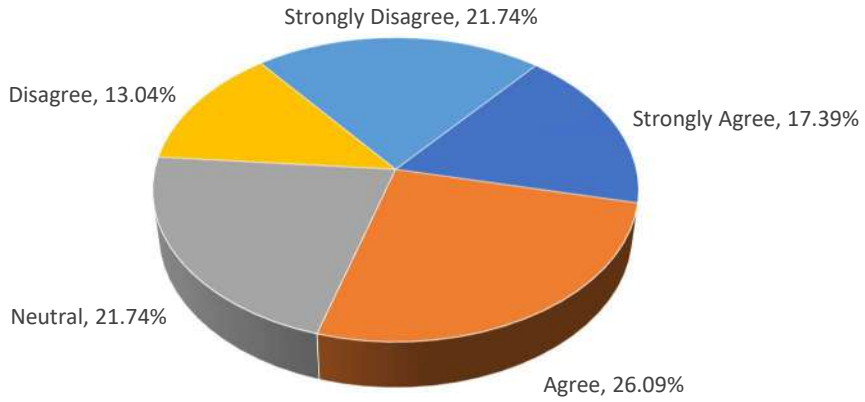
2. You like and are interested in living in the Northgate Residences community.



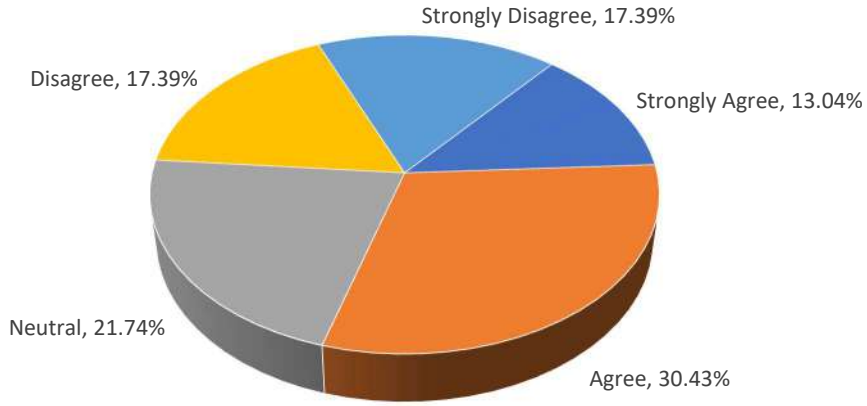
3. The development hs improved the Shopping Centre traffic by directing traffic to two stop sign controlled interesections.



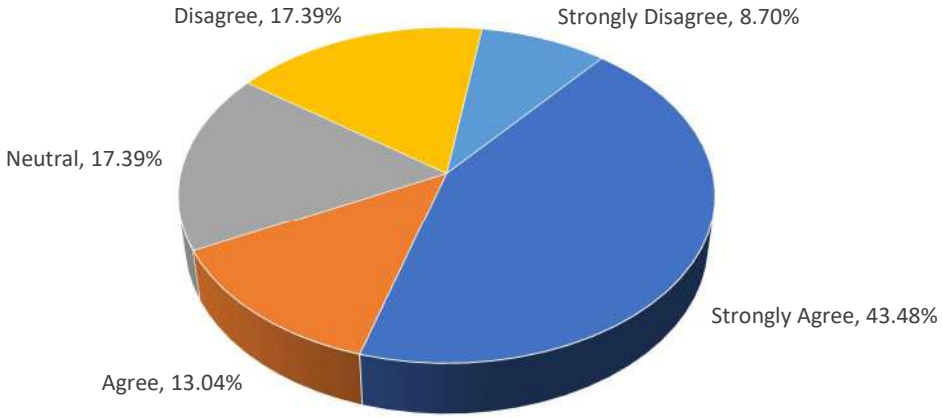
4. The development has addressed the pedestrian concerns to improve the pedestrian connection to the shopping centre and McPhillips Street.



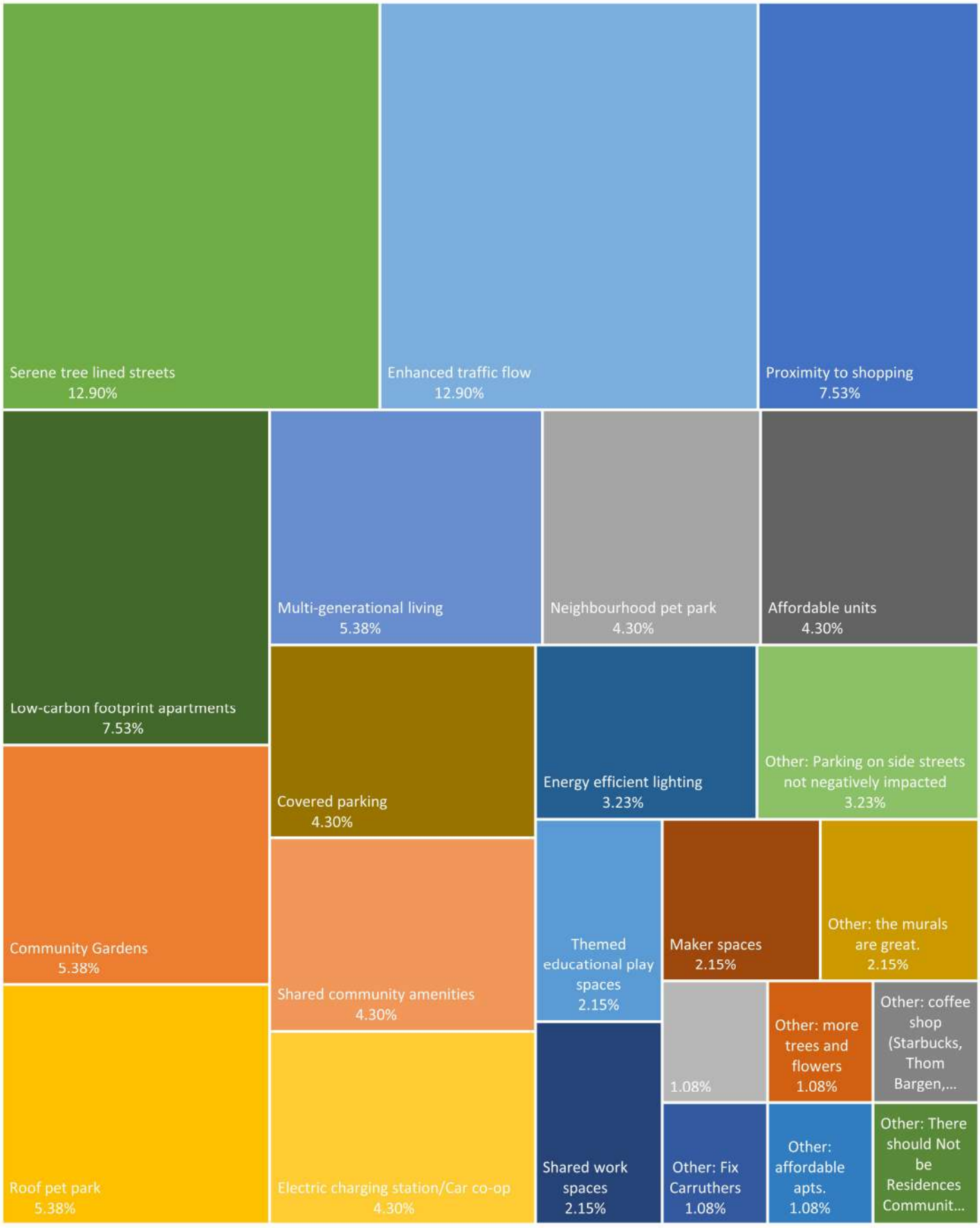
5. We are working diligently to make sure we provide some magnificent green areas (on Cottingham and Carruthers), including gardens and themed playground experiences.



6. Trees are known to bring tranquility to the environment. We feel that enhancing the trees on Cottingham and adding tree on Carruthers will be a great addition to an already excellent neighbourhood.



7. In thinking of making the community better, stakeholder meeting participants identified the following features. From the list below, can you tell us what is most important to you?



Question 8. Please provide us with any additional comments or suggestions you may have

Question 9. Please provide your postal code to help facilitate analysis of the data

