Public Consultation and Stakeholder Engagement

A thorough public engagement process was undertaken as part of this project, including a series of stakeholder meetings and public open houses over a 4-month period between April 2022 and July 2022. The Project Team met with directly adjacent residents, businesses, and stakeholders, those most likely to be potentially impacted by this proposal, and members of the general public on a total of two occasions. Figure 1 (below) outlines the public engagement process undertaken by the Project Team.

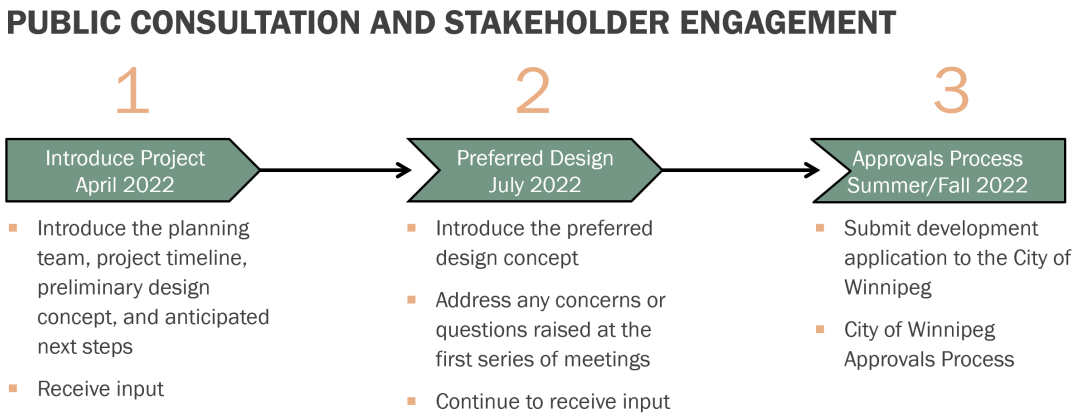


Figure 1: Public Engagement Process

At the **first set of meetings** (April 21st, 2022 – 4PM and 7PM via Zoom), the Project Team introduced themselves to stakeholders, provided an overview of the project, shared a preliminary design concept for the site, received feedback, and outlined next steps in the planning process.

At the **second set of meetings and public open houses** (July 4th, 2022 – 4PM and 7PM via Zoom), the Project Team provided an update on project progress, demonstrated how feedback received has been considered and addressed, shared a preferred design concept, and outlined next steps in the planning process. Residents, business owners, and stakeholders were provided another opportunity to share input.

In terms of notification, residents and businesses in the immediate vicinity of the project received direct invitations to the stakeholder meetings via hand delivered notices. Local stakeholder groups, including the Osborne Village BIZ and Corydon-Osborne Voice, were invited via email and phone by the Project Team. For the second set of meetings and public open houses, notices were hand-delivered to residents on the surrounding blocks and an advertisement was placed in the Winnipeg FreePress Community Review – West newspaper (see Figure 2 for a sample of the advertisement). The Project Team also sent email invitations to all stakeholders that attended the first round of engagement and local stakeholder groups.

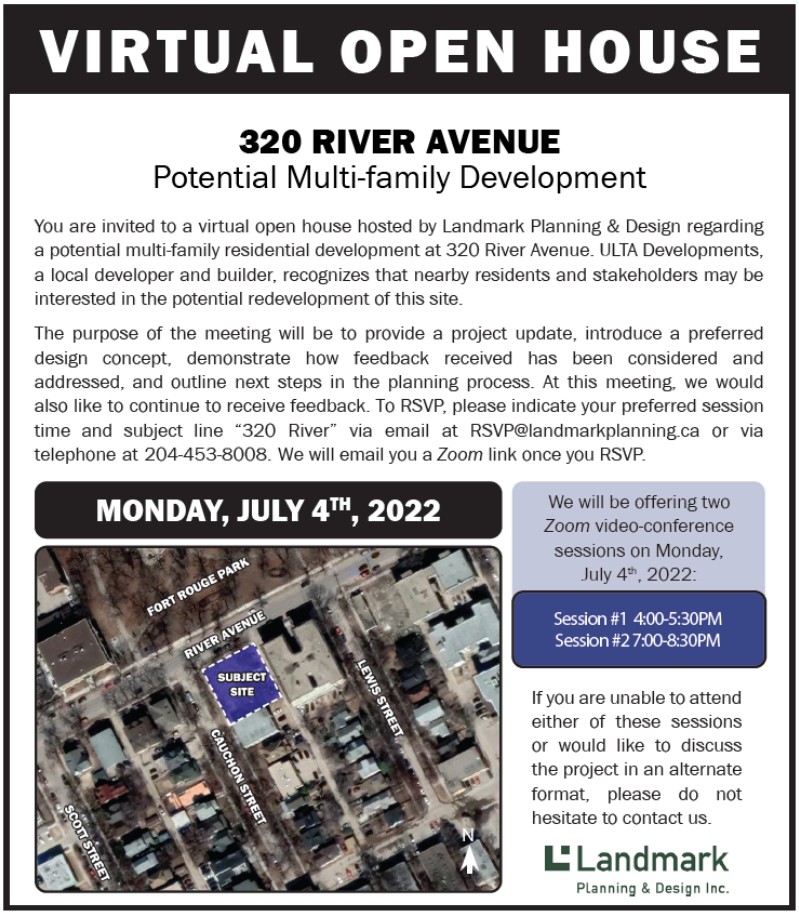


Figure 2: Sample Newspaper Advertisement

Addressing Feedback

A number of topics were raised by stakeholders during the engagement process. The Project Team summarized and synthesized these comments and concerns into themes, and then worked to address them where possible. The chart below outlines how the Project Team considered and addressed feedback from the engagement process.

Comment/Concern	Study Team Response
Building Height and Privacy	• The proposed development complies with the Secondary Plan which requires a step back after the third storey to reduce overall building size and bulk • Mitigation efforts such as landscaping on the building terrace will be utilized to minimize visual impact to surrounding properties and enhance privacy
Shadows	• Building height was kept to 5 storeys (with a step back above the third) in part to preserve and enhance sun exposure for surrounding properties • A shadow study was prepared as part of the planning process, the results of which are included in this application package. The final design will exceed City of Winnipeg requirements for minimum sunlight to adjacent properties
Natural Features and Landscaping	• An arborist report was undertaken to provide recommendations on how to protect trees on the subject site and property lines as part of this development, the results of which are included in this letter. The results indicate that trees selected to be preserved should be protected with banding and buffer zones should be provided to prevent soil compaction and physical damage to the bark • A tree preservation protection plan was included, and will be reviewed by the City of Winnipeg as part of the application process • While many of the trees on site are in fair or poor condition, there are opportunities to preserve a few trees on the north side yard (River Avenue) and the preferred design concept was revised to preserve these trees • New landscaping will be provided throughout the property where possible • Additional landscaping elements are intended to be included on the building's terrace and rooftop, if approved

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Comment/Concern	Study Team Response
Amenities	• The proposed development is across the street from Fort Rouge Park, a 3.5-acre public greenspace, and is also well-connected to active transportation and public transit networks • The proposed building has been designed to include a rooftop amenity space for its tenants • The proposed development includes balconies and a landscaped terrace for residents
Active Transportation	• Secure bike parking is proposed in the underground parking structure in excess of the Zoning By-law requirements • Additional bike parking will be included at grade for visitors
Design and Aesthetics	• ULTA Developments has years of experience designing high-quality custom homes and multi-family developments, and has brought that expertise to this proposal • The proposal features a high-quality building with a variety of colours, materials, and façade articulation
Safety and Crime	• The proposed development has been designed to maintain active frontage on its fronting and flanking streets to maintain 'eyes on the street' • Exterior lighting will be incorporated into the development

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