STAKEHOLDER & PUBLIC ENGAGEMENT

As part of our due diligence, the project team undertook a thorough stakeholder and public engagement process. Across two rounds of meetings in April 2022 and June 2022 (**see Figure 1**), we met with adjacent and nearby residents, as well as stakeholders most likely to be potentially impacted by this proposal. Many of the concerns and suggestions were considered and addressed by the project team. In both rounds of engagement, feedback was obtained from stakeholders using various methods, including meeting minutes, online surveys, phone conversations, and via email correspondences.

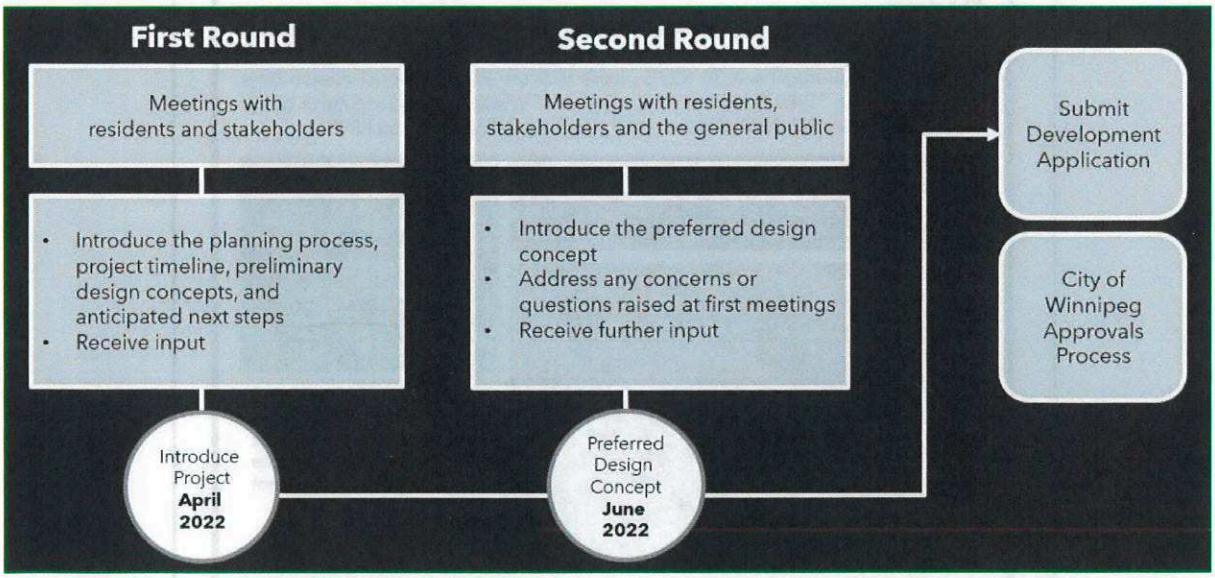


Figure 1: Stakeholder & Public Engagement Timeline

First Round of Stakeholder & Public Engagement

At the first-round stakeholder meeting (April 11th, 2022 – via Zoom – 4PM and 7PM), the project team introduced the planning process, project timeline, preliminary design concepts, and anticipated next steps. We also sought resident and stakeholder input ("What should we be thinking about at this stage in the planning and design process?") and provided responses to any concerns or questions from attendees. Following this initial meeting, the project team worked to further address the questions, comments, and concerns of residents, namely related to traffic and access, parking, building height, pathway connections, and green spaces.

Second Round of Stakeholder & Public Engagement

A second round of stakeholder meetings was held on June 7th, 2022 (via Zoom – 4PM and 7PM). The purpose of this round of engagement was to provide a project update, introduce

the preferred design concept, show how feedback was considered and addressed, continue to receive further input, and outline the next steps in the planning process.



Figure 2: Free Press Community Review East Newspaper Advertisement

Engagement Notification

In terms of notification for the two rounds of stakeholder and public engagement, residents on Ravelston Avenue West, Margaret Swann Drive, Manastyrsky Cove, and Bill Dance Drive (both immediately adjacent to and nearby the subject site) received direct invites to the engagement meetings via hand delivered notices. For the second round of engagement, the project team undertook direct notification again, and emailed notifications to those who provided their contact information from the previous stakeholder meetings. An advertisement was taken out in the Free Press Community Review East newspaper (**see Figure 2**). Following each round of engagement, presentation materials were forwarded via email or post to those who requested them.

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ADDRESSING FEEDBACK

A few key concerns were raised by nearby residents and stakeholders during the engagement process. The table below outlines what we heard and how the project team considered and addressed feedback:

Concern	Response to Concerns
Traffic and access	• There were initial stakeholder concerns regarding vehicular access from Margaret Swann Drive; the only access to the site is being proposed off of Ravelston Avenue West, which is a collector road. • The developer will contribute their share to local improvements, including paybacks for previous infrastructure improvements in the area, as well as new sidewalk connections adjacent to the site. • The City of Winnipeg Public Works department will consider traffic in its evaluation of the rezoning application.
Parking	• The proposed development will meet the City's Zoning By-law parking requirement (of 1.5 stalls per unit). • The preferred design concept will exceed the visitor parking requirement by approximately 60% (providing 18 visitor stalls) to address on-street parking spillover concerns. • Accessible parking and bicycle parking will also be provided throughout the site. • Parking areas will feature high quality landscaping and buffering from adjacent residences.
Building Height, Setbacks and Privacy	• The proposed development is comprised of four townhome buildings, which range from 2-storeys (southeast) to 3-storeys (west) in height. • The height, bulk and scale of the proposed development conforms to the existing neighbourhood context. • The preferred design concept is intended to maximize building setbacks, particularly from existing single-family homes. The buildings were oriented to minimize privacy impacts on nearby properties, including eliminating balconies and most windows from the south building's southern façade.

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Concern	Response to Concerns
	• Landscaping along the site periphery, particularly along the east and south property lines, will also help to provide privacy and visual buffers for adjacent residents.
Green spaces	• The proposed development will provide a cash contribution towards City parkland needs. • The site design will meet or exceed the City's Zoning By-law requirements for landscaping, with special attention paid to buffering adjacent single-family properties. • Green space is provided along the site periphery, including outdoor seating areas and benches. • Parks within an 400-metre walking distance of the subject site include, Tom Nesby Park, Apee Panchhi Park, and Canada 150 Park; Ray Klassen Park and White Spruce Park are slightly further (**see Figure 3**).
Pathway Connections	• A sidewalk along Ravelston Avenue West adjacent to the site will be built by the developer. • Pedestrian connections will be provided throughout and within the property, including a sidewalk connection to Margaret Swann Drive.

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