PROPOSED RESIDENTIAL DEVELOPMENT FOR 329 McIvor Avenue

Public Engagement Report

Prepared by McGowan Russell Group Inc.

JUNE 2022

01 OVERVIEW

As part of the proposed residential development for 329 McIvor Residences an in-person door knocking campaign was held in June 2022. Team members from McGowan Russell Group canvassed the area and knocked on doors in the immediate area of the project. The Team focused on providing the immediate neighbours with information on the project to gain their feedback. All comments and information shared while speaking to the neighbours was documented.

The door knocking campaign personnel knocked on 32 residences' doors within the immediate neighbourhood adjacent to the site to present the project and deliver a project summary flyer. The flyers provided information on project and a phone number to call to provide additional feedback.

After receiving feedback from the June 2022 engagement, the project was redesigned based on the comments received and the new design was sent as a flyer drop off to the same residences in August 2022 with a phone number to give any feedback.

02 HISTORY

This site has been reviewed for development since 2019. The earlier versions of the proposed development were reviewed by the public and submitted to the City of Winnipeg in a preapplication No. 21-249894, where the developer and design team received input on the scope and density of the project that was of a higher density than the current plans. This informed the changes made to the plan that were presented to the community as the basis of this consultation.

03 FORMAT

DOOR KNOCKING

The stakeholder community engagement was held in person in a door knocking format on June 1st, 2022, 4:00pm to 6:00pm. A total of 32 homes were engaged of which 21 answered the door and the remaining 11 were left a flyer with the project's information and a number to call to give feedback.

The format for the event was a brief introduction from the presenter. The presentation outlined the proposed development including planning and area context, site design, building design, and timelines for the project. Following this the neighbours were encouraged to ask questions for any further information. A summary of all questions asked is appended.

04 OUTCOME

The plan was redesigned based on comments received from the community and City. A revised plan of subdivision was submitted for application with single family housing and a road opening.

NEIGHBOUR COMMENTS

Comments received: - see appendix #1.

Appendices:

- Appendix #1 "*June 2022 Public Engagement Door Knock Comments*".

Public Engagement Report: Appendices

June 2022 Public Engagement "Door Knock" Comments

On June 1st, 2022 MRG spoke with 32 people who provided feedback on the development. The following notes specific items categorized by how times they were mentioned.

Primary Comments:

- Single houses are too small: Concerns that there are too many single family lots along McIvor Avenue and that they are half the size of the existing houses and lots.
- Too many townhouses.
- Type of buildings do not match the neighbourhood: Surrounded by single family homes on all sides, no townhouses. Existing houses are much larger than the 8 proposed along McIvor.
- Parking on McIvor: Ensure all parking is kept on site. Concerns of people parking on McIvor where it is hard to pass parked cars.

Secondary Comments:

- Townhouses are too high.
- Traffic: currently hard to get onto McIvor off individual driveways that connect to this street.
- Trees: Keep existing trees.
- Green Space: More green space in the town house area.
- Property values: Concerns that property values will go down.
- Future Drawings: Would like to see more information once available.

Tertiary Comments:

- Crime: Worried about an increase in crime.
- Drainage: Ensure drainage does not cause pooling in adjacent lots and that all drainage is kept on site.
- New Trees: Concern with leaves and roots disrupting her pool. Sun blockage.
- Fence: East fence is not on the property line.
- Wildlife: Concerns for the existing wildlife.
- Entry Signage: have a decorative entry sign.
- Pricing: would like to know how much the townhomes and single family lots would be priced.
- Close Family: townhouses good for having family close by.