Public Consultation and Stakeholder Engagement

A thorough public engagement process was undertaken as part of this project, including a series of stakeholder meetings and a public open house over a 5-month period between March 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.

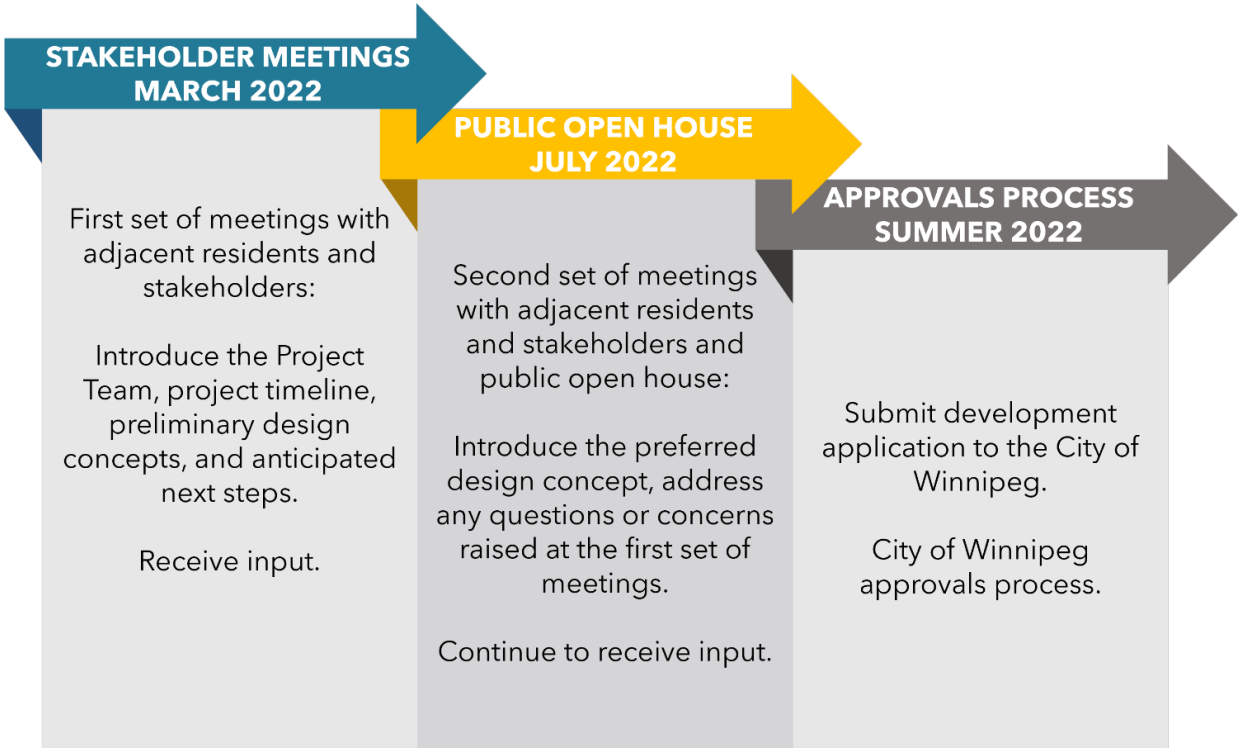

Figure 1: Stakeholder Engagement Process

At the **first set of meetings** (March 31st, 2022 – 4PM and 7PM via Zoom), the Project Team introduced themselves to stakeholders, introduced the project, shared preliminary design concepts for the site, received feedback, and outlined next steps in the planning process.

At the **second set of meetings** and **public open house** (July 5th, 2022 – 4PM and 7PM via Zoom), the Project Team introduced a preferred design concept, shared the results of the Sun Shadow Study, demonstrated how feedback was considered and addressed, continued to receive input, and outlined next steps in the planning process.

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 for both sets of meetings. Businesses within the same vicinity were also contacted by the Project Team via phone to discuss the project and address any questions, comments, or concerns they may have had. Other stakeholders (e.g., Norwood Grove BIZ, Entreprises Riel, and the Old St. Boniface Residents Association) received notices via email or phone call.

An online comment sheet was made available in English and in French for each round of stakeholder engagement to provide stakeholders an additional opportunity to provide input.

For the public open house, notices were delivered to the surrounding blocks and notifications were published in the Free Press Community Review East newspaper (see sample advertisement below).

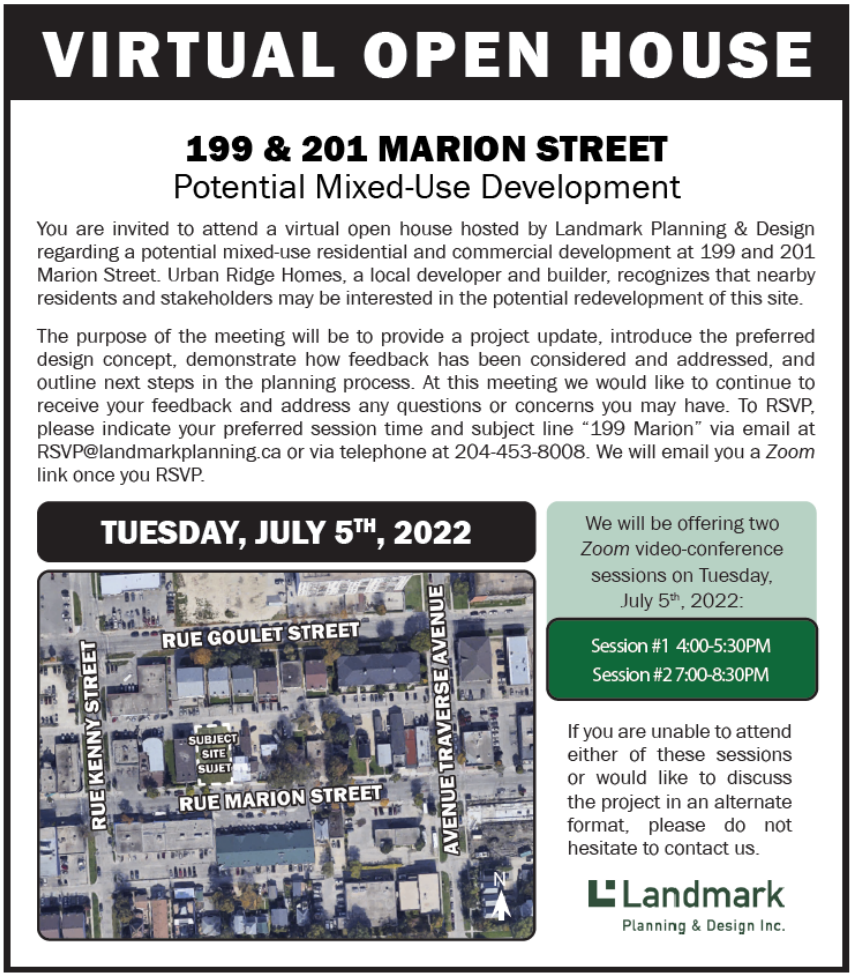

Figure 2: Sample Newspaper Advertisement

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 this feedback.

Theme	Project Team Response
Community Stakeholder Comments	
Building Design and Aesthetics	• 2Architecture has led the design process. • The proposal features a high-quality building with a variety of colours, materials, and articulation. • If approved, the proposed development will feature an art installation or mural on the west facing building wall to provide visual interest to those travelling east on Marion Street. • The preferred design concept features balconies, which will help provide an active frontage and contribute to an active street life on Marion Street. • The commercial unit at-grade has been designed to mirror the adjacent commercial use to the east in terms of height to achieve a continuous street wall.
Height, Shadows and Privacy	• 2Architecture, the project architect, prepared a shadow study as part of the planning process, the results of which are included in this letter. The final design will exceed City of Winnipeg requirements for minimum continuous sunlight. • The preferred design concept features a step back above the fourth storey to help reduce the scale of the building from Marion Street. • Various design and streetscaping elements, such as door canopies, will be used to help maintain a pedestrian scale at-grade. • Balconies on the east and west facing building walls have been inset to provide a greater setback from adjacent uses to help address potential privacy concerns.
Site Design and Layout	• The preferred design concept features a front yard setback of 5′ – 0″ to allow for unobstructed pedestrian movement and a rear yard setback of 25′ – 0″ to mitigate potential shadows on residential uses to the north.
Landscaping	• The preferred design concept features a front yard setback of 5′ – 0″ which will allow for the planting of shrubs and other amenities such as a public bench and/or bike parking. • The Project Team is willing to consider an AEC to have a boulevard tree planted along Marion Street.

Theme	Project Team Response
Community Stakeholder Comments	
Parking	• The proposal features parking off the rear lane as well as underground structured parking. • The proposal will feature secure bike parking as well as visitor bike parking, exceeding the minimum Zoning By-law requirements. • The developer has signed an Agreement in Principle with the Peg City Car Co-Op to have one car share vehicle and stall located on site. Numbers vary, but one car share stall can replace up to as many as 13 vehicles on the road.
Lane Condition	• The final design may incorporate cut-off lighting or an alternative to attempt to mitigate concerns regarding the existing condition of the lane between Marion Street and Goulet Street. • The preferred design concept features units, windows, and balconies that look over the rear lane to provide 'eyes on the street'.

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